

BEST HOMES

*Big values in suburban, city
and country homes.
Architect-designed, construction
tested selection of plans for
Two-Story, Expansion, Split-Level,
Hi-Ranch and Ranch designs*



Facts You Will Want to Know

FHA

All our plans meet FHA standards. That makes it possible for you to obtain FHA-insured financing; it also means the plans have met the exacting standards of the government's top housing experts.

OUTLINE SPECIFICATIONS

With all plans, we furnish—at no extra cost—specification sheets showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself.

The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

LUMBER AND MILL CHECK-LISTS

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select in your own building area.

REVERSE PLANS

If you desire, we will furnish reverse plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send one mirror image, and three in the original position so that you can read the figures and directions easily.

Experienced builders and contractors find these blueprints entirely satisfactory to work from.

BLUEPRINT CHANGES

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books, listed inside the back cover, first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes.

EXTERIOR MATERIALS

If the house plan (for example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily—only the width of the exterior walls must be adjusted.

BASEMENT VS. BASEMENTLESS PLANS

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by the contractor.

PLANS SOLD NATION-WIDE

We do regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. We don't get the addresses of the building lots from people who buy plans.

We would like to furnish this information, but under the circumstances only rarely can we do so.

ESTIMATING COSTS

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or your local bank or building and loan association.

In general, costs are reckoned on a square foot basis; and in most cases these costs will range from \$10 to \$15 a square foot of living space, assuming that the work is contracted out.

Costs also will vary with the extras you add to the plans, and the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a local estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

A-Frame for Year 'Round Activity
 Split-Level Planning
 Extra Room for Extra Living
 Small and Special
 Small and Sensible Ranch
 Four-Bedroom Split-Level
 Comfortable Colonial Style
 Tastefully Modern
 Storybook A-Frame, *Cover*
 Cleverly Designed
 Everlasting Beauty
 Classic Country Charm
 Versatile Ranch House
 Sensible Design With Lasting Appeal
 True Elegance
 Blueprint for Individuality
 The Hobby House
 Excellent Organization
 Practical and Luxurious
 All-Seasons "Cottage"
 A Private Entrance Garden
 A Triple Treat
 Ranch House for a Far-Sighted Family
 Beautifully Modern
 Pleasant Styling
 One Wonderful Floor
 The Just-Right Ranch House
 Traditional But Different
 Tri-Level Triumph
 Welcome Home
 Room to Spare
 Spacious Symmetry
 Family Plan Split-Level
 Beautifully Balanced Bi-Level
 Easy Living for a Large Family
 The Choice Is Yours
 Handsome House
 Modern Concept Bi-Level, *Back Cover*

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BEST HOMES

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The homes are, in general, arranged by size according to square-foot areas. This does not include optional areas such as porches, garage, or terrace, but only living space. See page opposite for suggestions for personalizing the plan of your choice.

How to Order Blueprints *page 47*
 House Plan Library *inside back cover*

Ranch Homes

See pages 2, 5, 6, 8, 9, 10, 12, 13, 16, 17, 18, 20, 21, 23, 24, 25, 26, 27, 28, 30, 32, 33, 37, 41, 42, 46, back cover.

Split-Level Homes

See pages 3, 7, 34, 40.

Expansion and 2-Story Homes

See pages 2, 4, 10, 14, 19, 22, 36, 38, 44.

2 Bedroom Homes

See pages 4, 10.

3 Bedroom Homes

See pages 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 16, 17, 18, 20, 21, 23, 24, 25, 26, 27, 28, 30, 32, 33, 34, 37, 40, 41, 44, 46, back cover.

4 (and more) Bedroom Homes

See pages 2, 3, 4, 7, 14, 19, 21, 22, 34, 36, 37, 38, 40, 41, 42, 44.

Homes with Recreation Room, Family Room, Study or Den

See pages 2, 3, 6, 7, 8, 9, 10, 13, 14, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 33, 34, 36, 37, 38, 40, 41, 42, 44, 46, back cover.

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BEST HOMES

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A-Frame for Year 'Round Activity

Plan No. B-1310

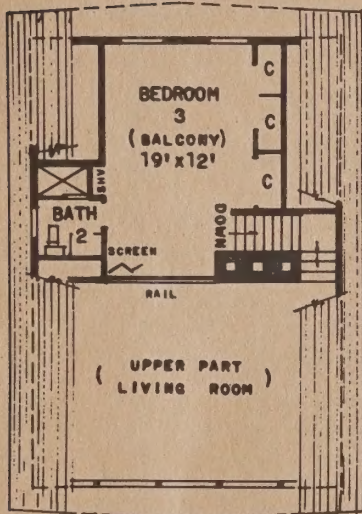
The lines of this smart, and particularly comfortable A-frame house are readily adaptable to your family's vacation needs at the seaside, mountain lake or country suburb. The wrap-around wooden deck offers the most wonderful outdoor living area for good weather in any location and indoor living is equally smart and spacious. The main level includes a big living room with a cozy fireplace, a dining area and a compact kitchen that takes care of handling a family or a great big holiday party with equal ease. The bathroom is back-to-back with the kitchen, both practical and economical, and the two bedrooms are at the rear of the house. Four closets in one room and two others in the second make for better-than-average storage. The stairway arrangement is terrific. Stairway up to the balcony that overlooks the living room is at the right of the fireplace. This reaches the big balcony bedroom where

three large closets and a second bathroom make the area a fine master bedroom suite. A folding screen can be used to shut off the room from the living quarters below, but left open, this bedroom can enjoy the window vistas at the front of the house across the upper part of the living room. Big windows also look out to the back. The stairway at the left of the fireplace takes you down to the garage (or boat storage) area as well as to the recreation room and rear storage space. A fireplace in the recreation room is equally cheery and sliding glass doors that look out to the lake or mountains enhance this room. There's a heater alcove next to the fireplace here and that means that you can turn the house into a year-round resort for weekends or build it as a ski-lodge or other winter home. It's a wonderful "second" house for city dwellers or a cozy, efficient year 'round home for a fun-loving family.

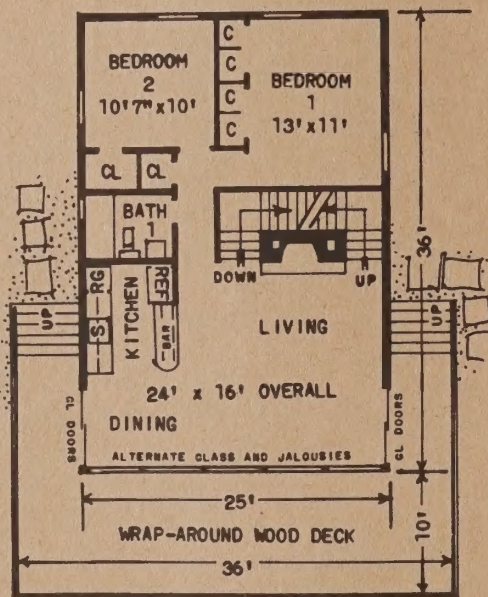
Overall Dimensions: 25' x 36' (excluding deck).

Square Feet: 850.

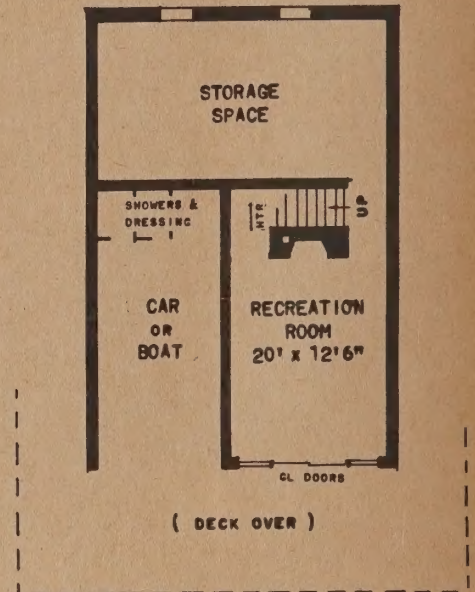
Architect: Lester Cohen.



Balcony
Bedroom Plan

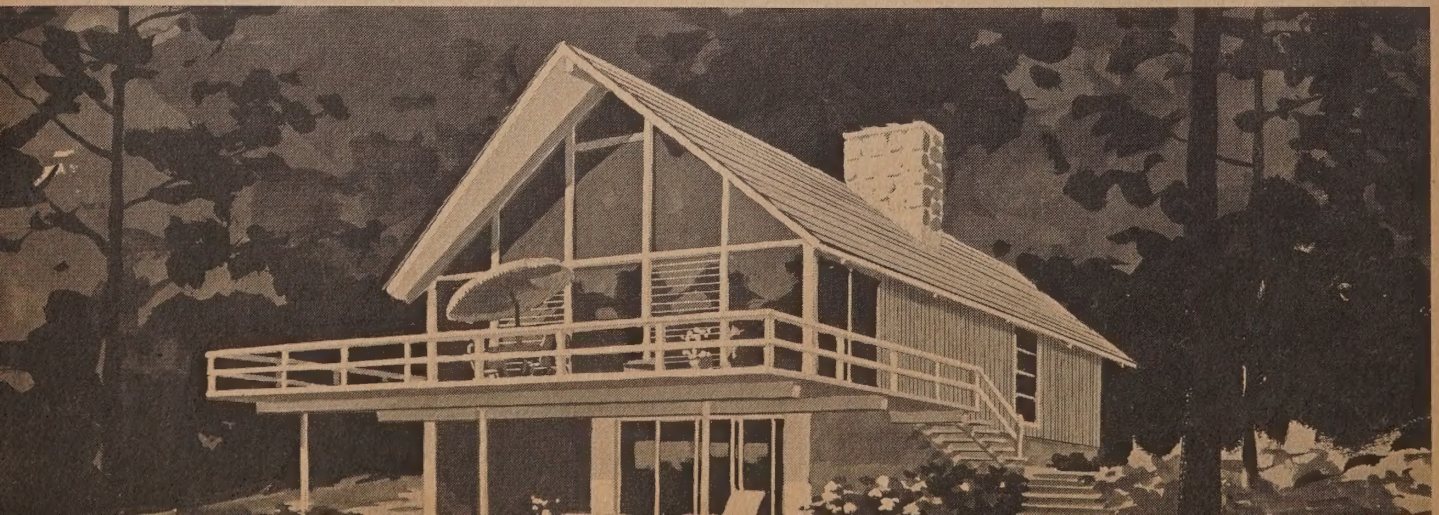


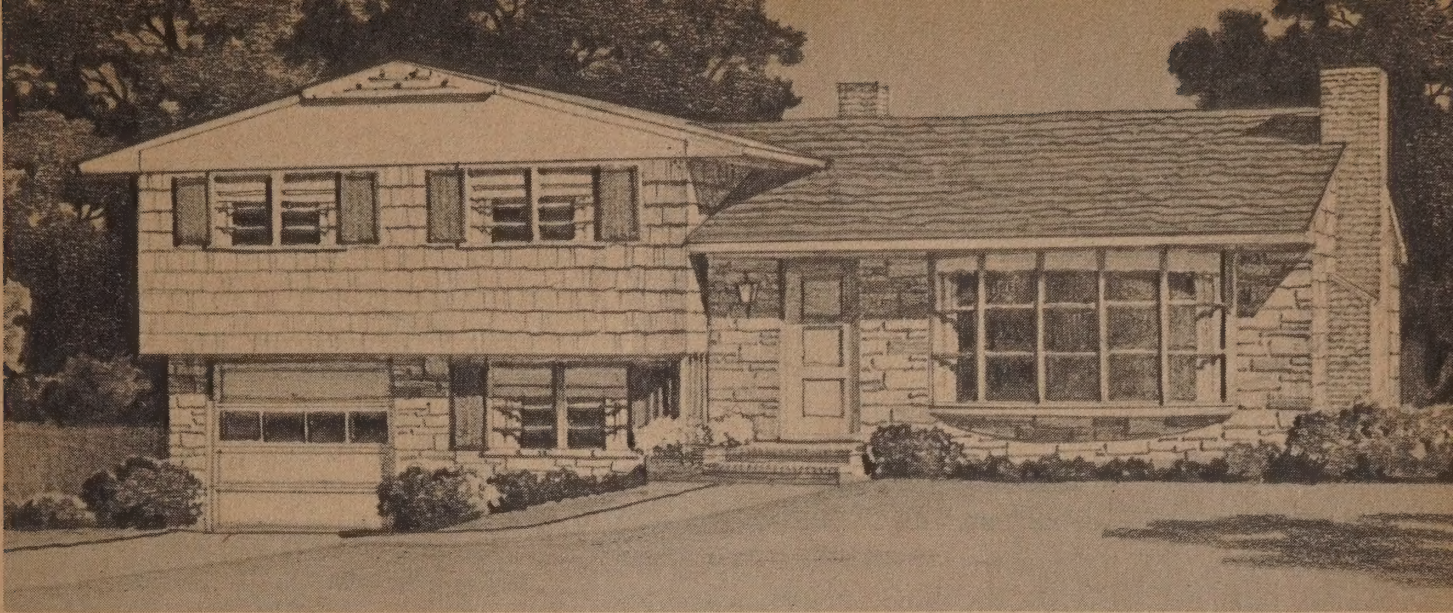
First Floor



Ground Floor

HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Split-Level Planning

Plan No. B-9789

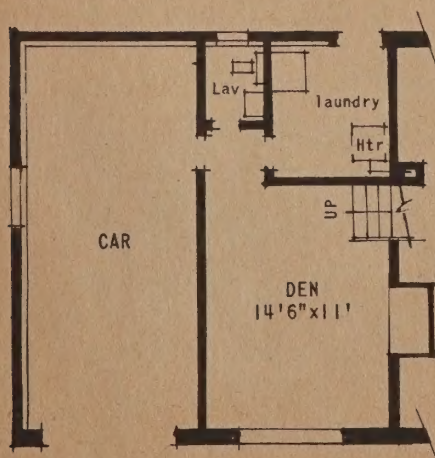
Now this is really living! A split-level house, with plenty of livable space, is offered in this plan. The exterior may be finished with a combination of stone and shingles, and shuttered windows add an extra touch of charm. The living room is graced by a curving bow window; the dining ell has a large picture window which will make a lovely outside view seem part of the room itself. A room divider may be used to separate the dining ell from the living room, or you may use the two rooms as a complete unit. The kitchen has a place for everything including a separate range and oven unit and a corner dinette. A few steps up from the living room is the sleeping area, which contains three good sized bedrooms, ample closet space, and a full bath. The master bedroom has the benefit of two exposures, and two closets; bedrooms 2

and 3 have nice large windows overlooking the front of the house. The bath may be reached from the master bedroom or main hall, and contains a built-in sink with vanity table for the modern touch with storage convenience. The lower part of this split-level can serve many purposes—the den has a ground level window which affords plenty of light and air and makes it a good place to entertain or to pursue hobbies. The laundry room has been designed for efficiency of operation, there is ample space for all appliances and the outside door is ideal for carrying laundry to the drying yard. The garage has work and storage space in the rear and is doubly useful since it may be reached from either the inside or outside of the house. Wouldn't you like to live in a house as nice as this one?

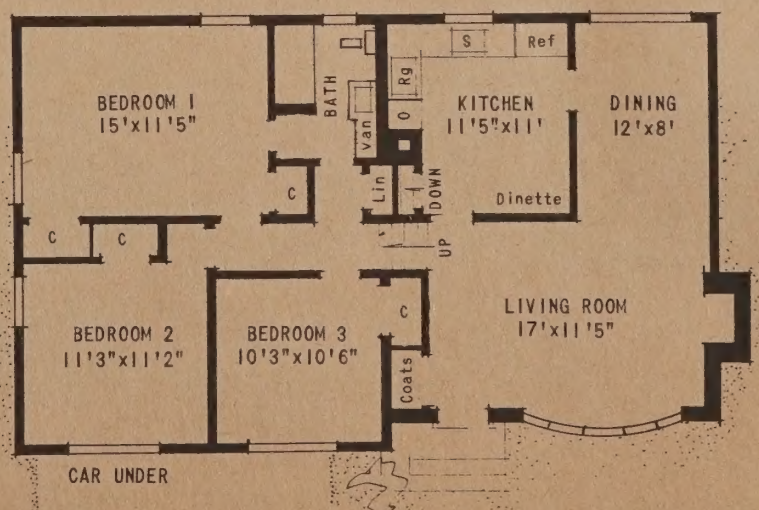
Overall Dimensions: 42' x 26'.

Square Feet: 960.

Architect: Lester Cohen.



BASEMENT PLAN



Extra Room for Extra Living

Plan No. B-3365

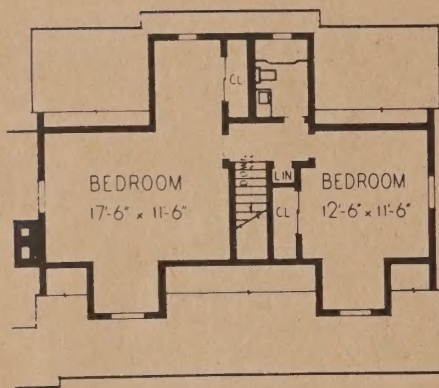
The expansion bonus isn't the only extra in this smart brick and shingle charmer. Since the lines are kept compact, a 60' lot would be large enough, but the interior spaciousness can't be bettered. Starting right at the front door, there's the wonderful center hall, so that you can reach any area without turning a major room into a traffic way. Particularly convenient is the bathroom, so convenient for use as a guest lavatory with its vanitory dressing table. The kitchen is at the back, just as you want it, and the layout is one for easy efficiency. Table space in one corner will accommodate a breakfast built-in. The

handsome L of the living and dining rooms is most inviting, and a deep fireplace adds a note of warm hospitality and cheer. The colonnaded porch shelters the picture window and enhances its full view possibilities. Another picture window in the dining room offers through ventilation that's such a comfort. Shielded by the garage, the outdoor terrace will welcome summer entertaining, just a step from the dining room and kitchen. A full closet wall separates the bedrooms, each of which enjoys cross ventilation, and upstairs you'll finish two more spacious, airy chambers plus another full bathroom.

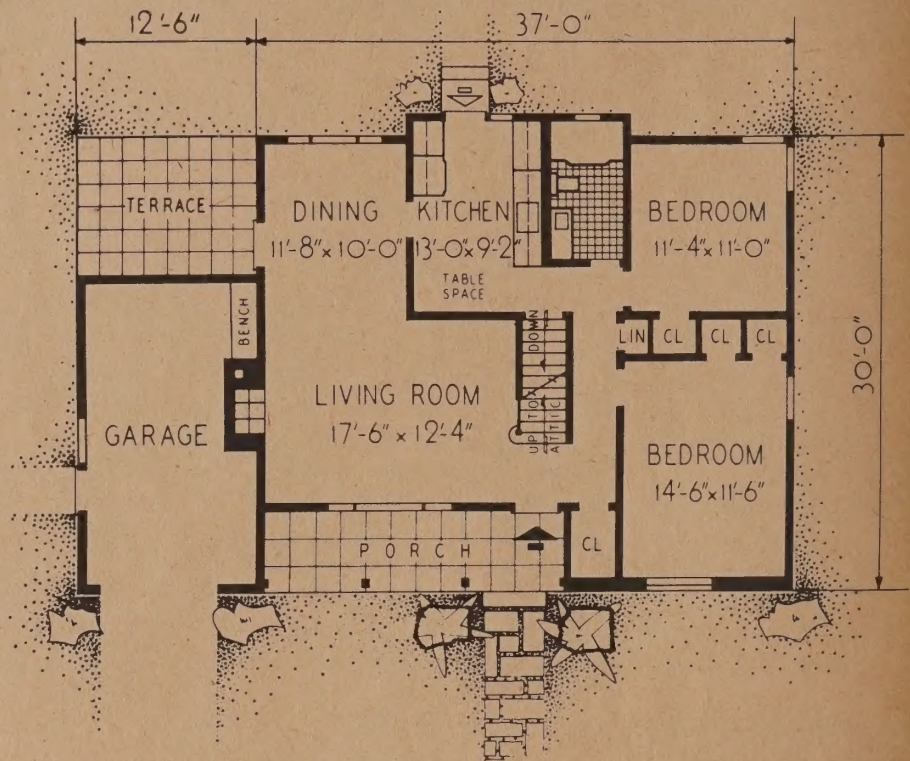
Overall Dimensions: 37' x 30'.

Square Feet: 1,025 (1st floor).

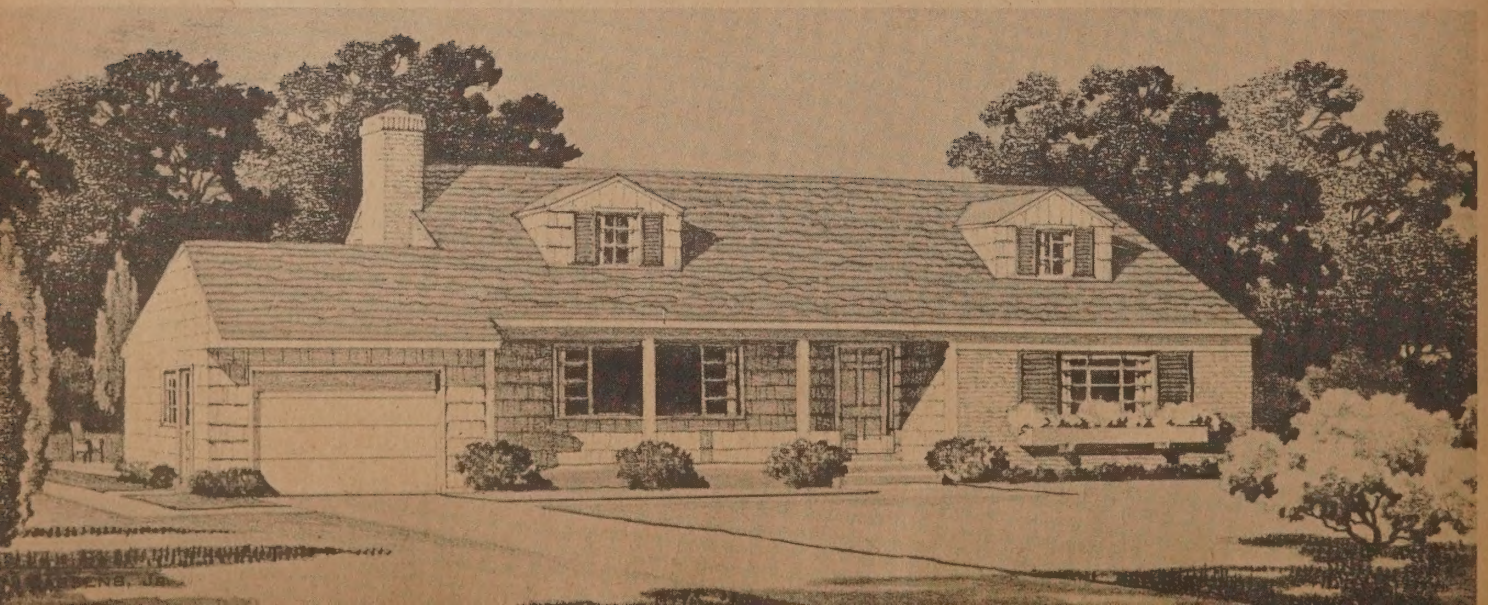
Architect: Alwin Cassens, Jr.



FUTURE SECOND FLOOR
Reduced Scale



HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Small and Special

Plan No. B-5327

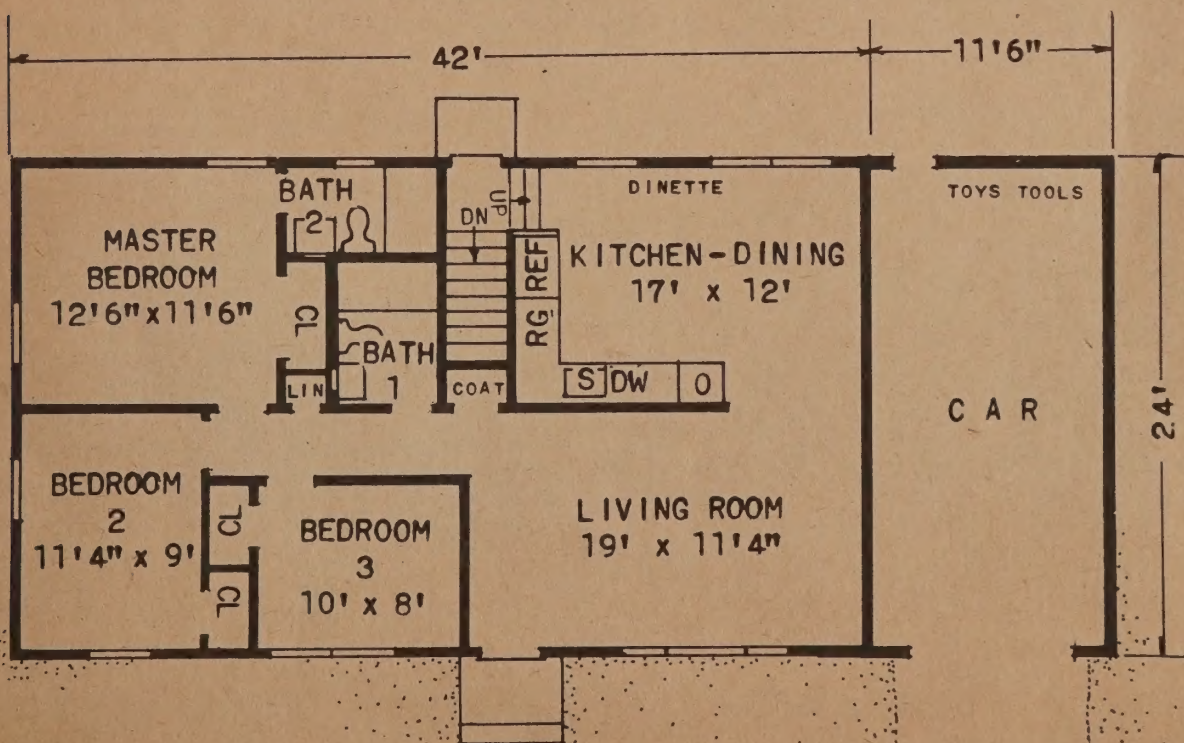
The floor space of this attractive ranch house totals just 1,000 feet, yet in this comparatively small area our architect has put many special features usually found only in larger homes. Each of the three roomy bedrooms has two windows and a spacious closet. In addition, the corner bedrooms have cross-ventilation. There are two complete baths; one a private bath in the master bedroom and the other a centrally located family bath. The hall has a linen closet near the bedrooms and bath and a closet for coats near the living room. The very attractive front entrance opens into the living room and there is a rear entrance which leads down to the basement or up three steps to the kitchen. The floor plan of the kitchen-dining area gives you ample room for preparing meals efficiently, and

there is also a dinette space and room in front of the two big windows for a more formal dining arrangement. You might wish to make use of a room divider at this end of the kitchen for additional privacy. In the kitchen proper you can have a combination sink and dishwasher and a built-in oven and counter top range, in addition to ample cupboard and counter space. For family gatherings or entertaining you will find the living room, with the pretty windows at the front, to be very adaptable. The well-proportioned floor plan will enable you to group furniture comfortably and attractively. The attached family garage has a rear door and storage space for toys and tools. The simple lines of the exterior are enhanced by the plain clapboard siding and shutters and window boxes.

Overall Dimensions: 42' x 24' excluding garage.

Square Feet: 1,000.

Architect: Lester Cohen.

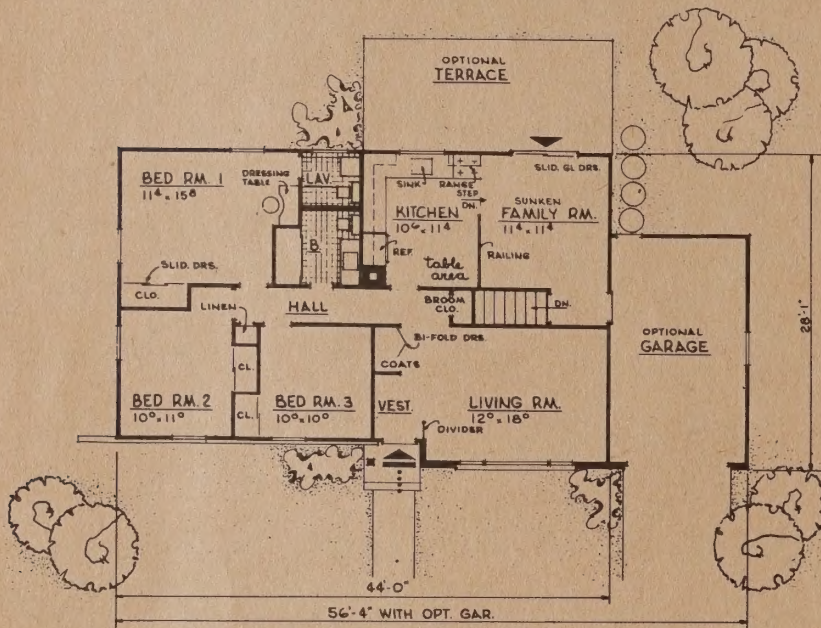


Small and Sensible Ranch

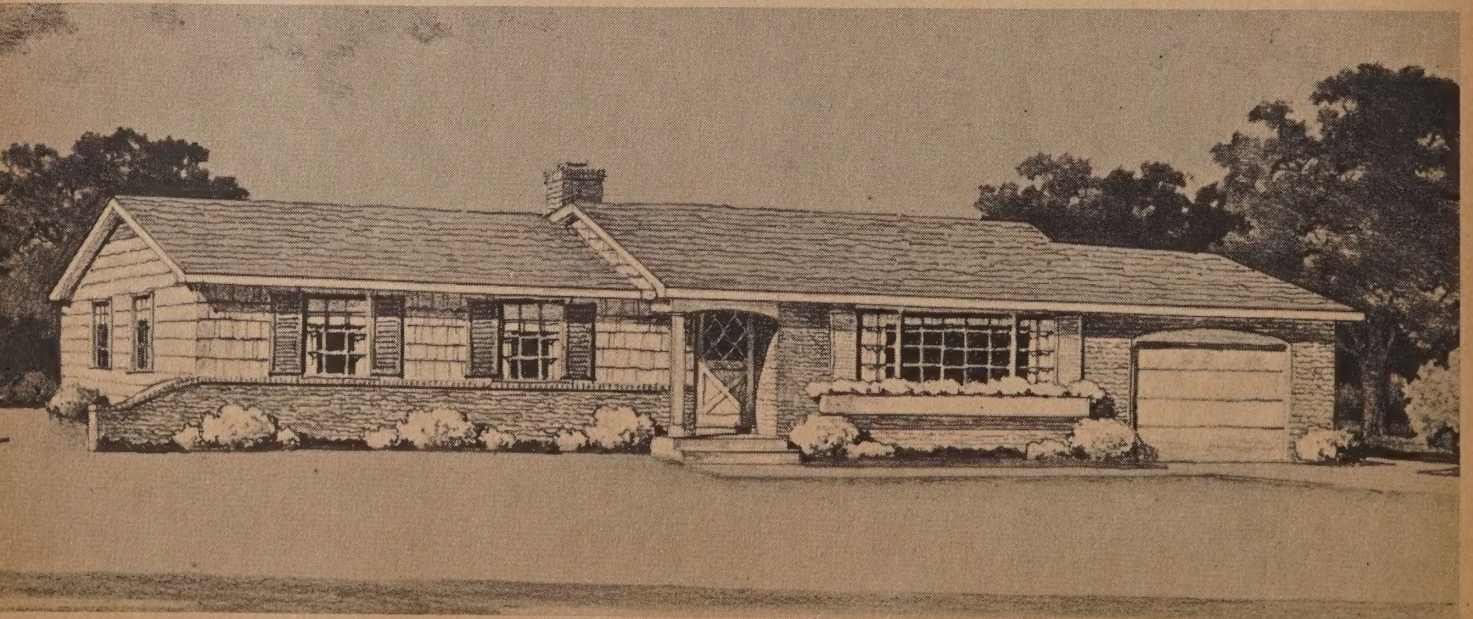
Plan No. B-8530

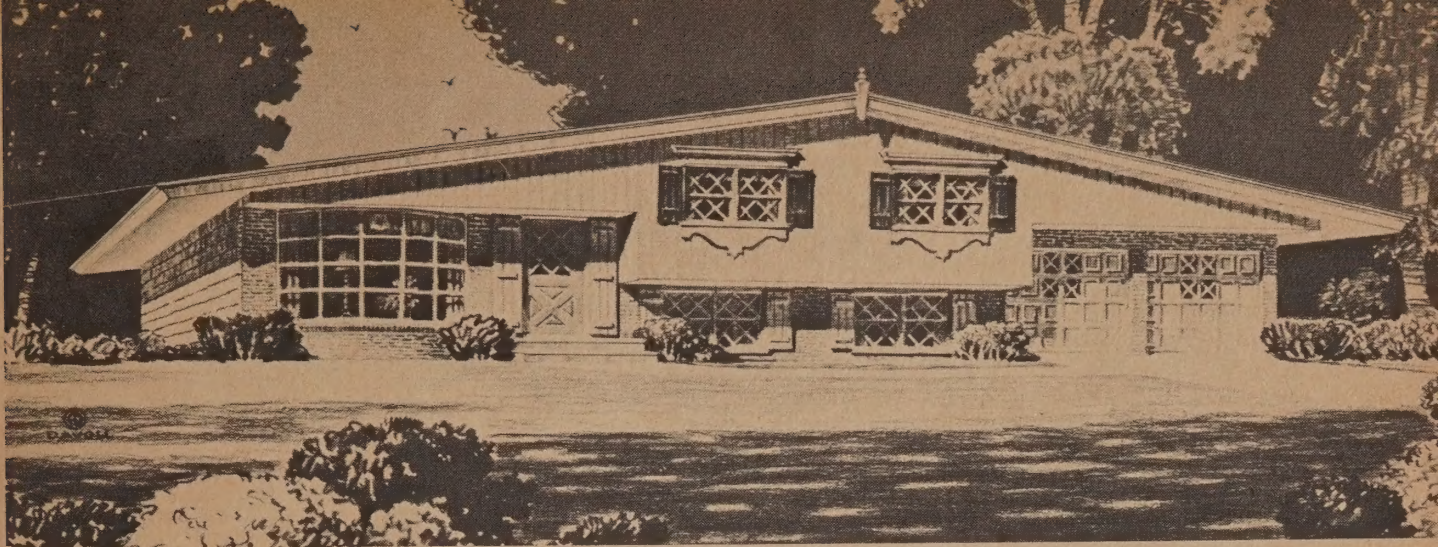
If you have been looking for a house of modest proportions, then you will understand how difficult it is to find one that also has a sensible floor plan. Well, this one does! Under 1,200 square feet in area, it has many features usually found only in much larger homes and two very nice optional features besides. The exterior is an easy-to-maintain combination of brick and wood shakes, with shutter trimmed windows, a long window box and a sheltered front entrance. The front door opens on a vestibule with bi-fold door coat closet and a decorative divider on the living room side. Note that the living room is completely separate from the rest of the house, an important factor in keeping it "company ready" at all times. The large window at the front creates an important focal point for furniture grouping, and there is plenty of unbroken wall space too. The family room will probably see the most use throughout the year, for informal gatherings of all kinds. It has a pair of sliding

glass doors that open on the back yard or on a terrace, if you wish, and it also has access to the basement and the optional garage. This family room is one step down from the kitchen level and with a decorative railing dividing the two gives a nice balcony effect to the table area in the kitchen. With an L-shaped arrangement of cupboards and appliances, the kitchen will prove an efficient spot for meal preparations and cleanups. The window over the sink is especially helpful when there are small children at play outside. At one end of the center hall there is a broom closet for storing kitchen and cleaning supplies and at the other end there is a linen closet for bedroom and bath items. Each of the three bedrooms has a large closet with space-saving sliding doors and two of the bedrooms have cross-ventilation. In the master bedroom there is the added luxury of a private lavatory and a built-in dressing table. The family bath is in a central location and designed with a built-in vanity sink.



HOUSE PLANS, 48 W. 48, N. Y. 10036





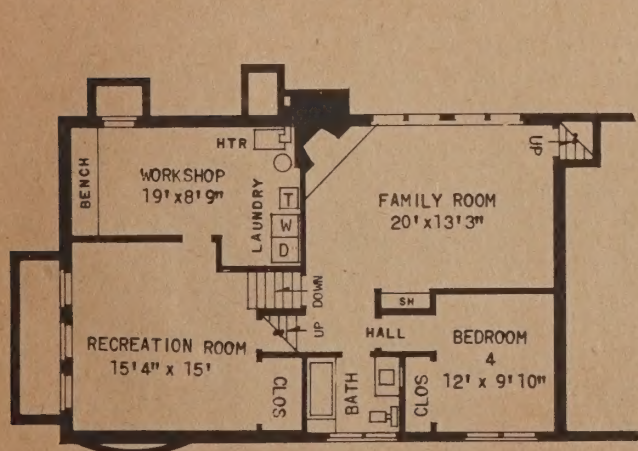
HOUSE PLANS, 48 W. 48, N. Y. 10036

Four-Bedroom Split-Level

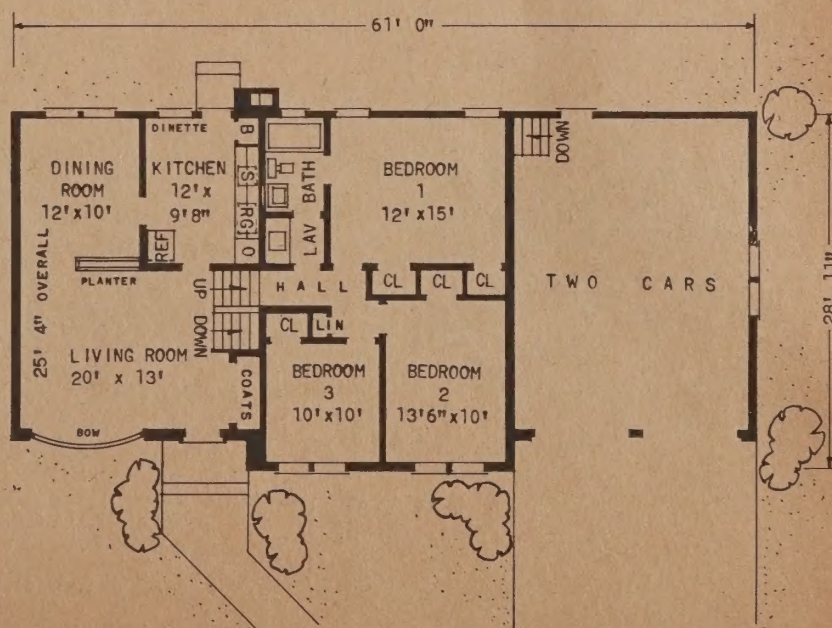
Plan No. B-1333

It's not an optical illusion — this enchanting house, so reminiscent of chalet styling, has four bedrooms and the other rooms to fit a big family. And there are four real levels, too. The entry level contains the living room and dining room, better than 25' overall, with a smart planter defining the areas, and a bow window at the front and diamond paned windows in the dining room. Adjacent is the kitchen, with special extras like the broom closet, rear entry and good work cabinets and counters. The dinette corner is bright and cheerful under the window. The second level is up six steps from the living level and contains the three main bedrooms. The master bedroom is large and light and it has, as its own special features, two windows, two closets, and its own door into the dual bathroom. The lavatory end of the bathroom opens from the bedroom hall, making it most attractive and practical for guest lavatory use. To reach the third level, a half flight of steps goes down near the entry end of the living room. Bedroom 4 is found on the third level, a full scale

room whose windows face the front. The bathroom adjacent is complete with tub, lavatory and toilet, and a huge closet in the bedroom is useful, too. At the back, on this level, there is a stunning family room. A corner fireplace sheds party time cheer and there's a wall of windows out to the back. The second flight of steps shown at the rear corner are used to make the family room accessible from the double garage on main level, and in a family with active children, this is a very good idea. Down from the family room, and increasing the available living space enormously, there is the fourth level which includes a recreation room, with bright windows in the side area. A large closet will make this room particularly adaptable for playroom use or as a study or hobby room. But that's not all. The workshop-utility-laundry room at the back really rounds out this marvelous extra level, and all the family will appreciate it. To recount the blessings: there are ten rooms, nine closets, two bathrooms plus, and a double garage, all adding up to the bargain of the year.



LOWER LEVEL

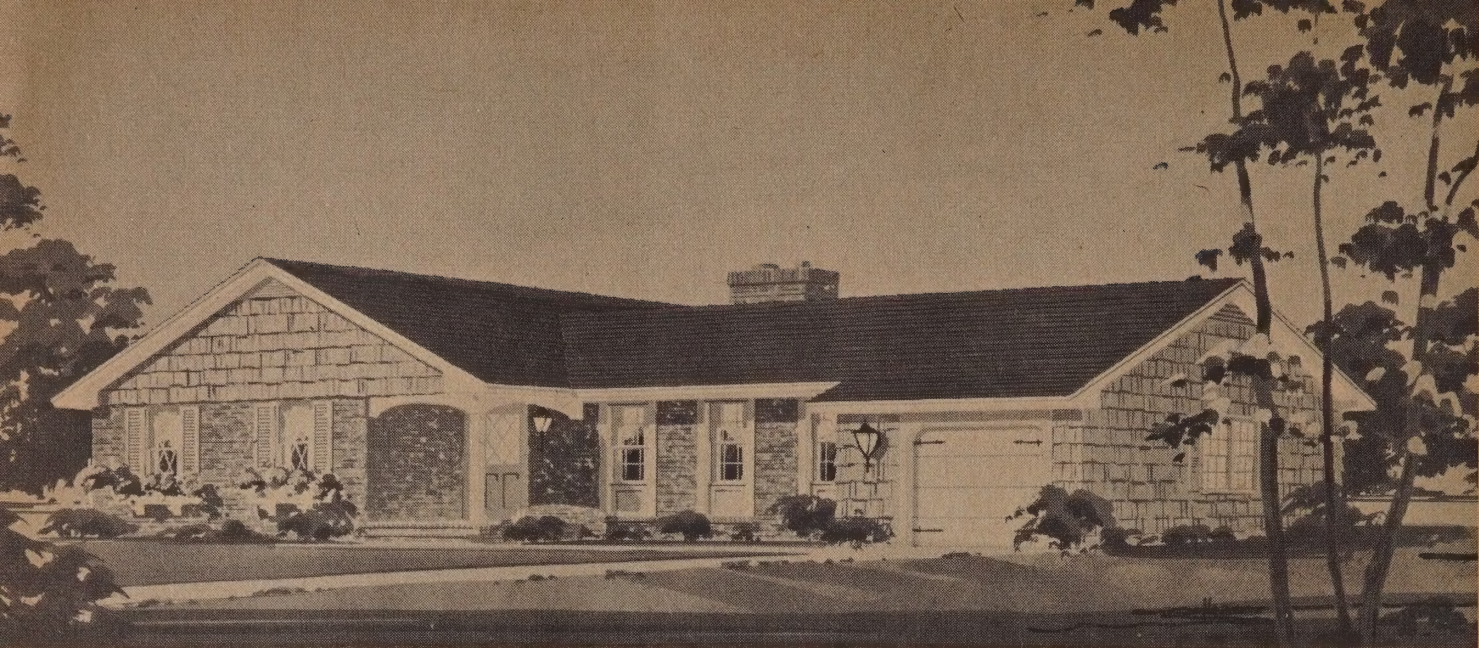


UPPER LEVEL

Overall Dimensions: 61' x 28'11", including garage.

Square Feet: 1,080 (living and bedroom levels).

Architect: Derick B. Kipp.



HOUSE PLANS, 48 W. 48, N. Y. 10036

Comfortable Colonial Style

Plan No. B-8531

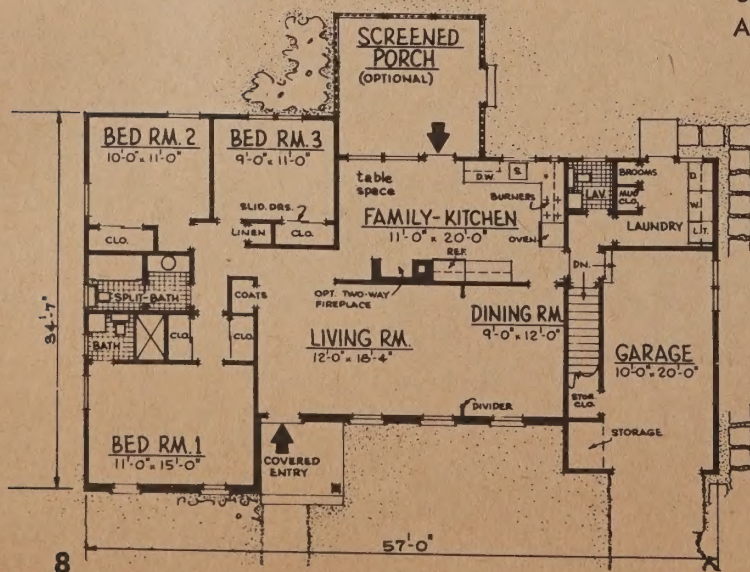
Wood shingle and colorful brick form the perfect background for the handsome lines of this interesting ranch house. The hospitable styling of the exterior gives a good indication of the comfort to be found within. The front door leads from a covered entry to a nicely planned formal area. A closet to one side may be used for coats. If you like, the entire area may be decorated and used as one room. You may also choose to use partial dividers to set apart the dining room. In any event, the whole area will prove bright, spacious and well-proportioned enough to accommodate any formal gathering. You might also choose to have a fireplace in the living room as well as in the family room. Opposite the fireplace wall in the family room there is space for informal dining in front of a pretty window wall. A door opens from this room to a screened porch, an optional feature which might be added at a later date and will contribute

much to warm weather enjoyment for the entire family. Every bit of the working half of this family room-kitchen has been used for a very practical arrangement of appliances, counters and storage cupboards. A wide window above the sink permits easy supervision of activities in the back yard and the layout of the kitchen also permits easy supervision of children at play on the porch or in the family room. Next to the kitchen there is a convenient grouping of facilities—a lavatory, a laundry room with a broom closet and a mud closet as well as an outside entry, stairs to the basement, and an inside door to the garage. Two storage areas along the side of the garage are most useful. All closets in the three bedrooms have space-saving sliding doors and all bedrooms have ample floor space for comfortable furniture arrangement. There is a private bath in the master bedroom and the family bath is divided to include a powder room facility.

Overall Dimensions: 57' x 34'7".

Square Feet: 1,155, excluding specialty areas.

Architect: Herman H. York.



Tastefully Modern

Plan No. B-7340

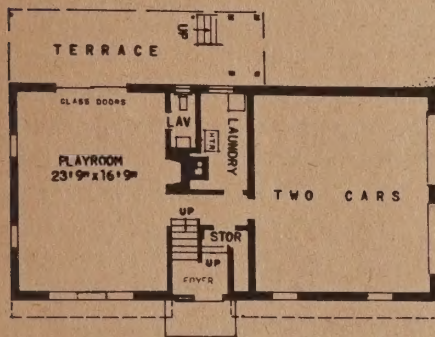
A modern bi-level home, in quiet good taste and showing a fine example of what imaginative styling can accomplish. The exterior presents an interesting contrast of planes and angles, shingles and board siding, big windows and a stunning front entrance, which is sheltered by a roof extension. The foyer, which is well lighted, has stairs to the lower level and stairs to the main level. There is a convenient coat closet in the center hall, and a large linen closet near the bedrooms. A two-car garage on the lower level has an inside door that opens near an oversize storage closet and a sunny laundry room. The rest of the lower level is devoted to a great big playroom, complete with windows on two sides, a fireplace, a lavatory and sliding glass doors that open on a play terrace. From the terrace there are stairs leading up to a gracious balcony where a second set of sliding glass doors lead into the dining room. Thus there are four separate entrances to the house, a very

important factor in safety and convenience. We picture the terrace as an informal play area — a fair weather partner to the family play room, and the balcony, all decked out with potted plants and some elegant outdoor furniture, as a summertime living-dining room. Of course, no matter what the weather, you will cheer the large living room and dining room extension. A pleasure to decorate, a joy to entertain in, with a decorative railing overlooking the foyer and impressive window areas at each end. In the kitchen one corner is reserved for a dinette, the rest is a model of planned efficiency. The centrally located family bath has a vanity sink. Bath 2, with enclosed shower, is in the master bedroom along with a walk-in closet and a big window. Bedroom 2 has cross-ventilation, a large closet; bedroom 3 has a double front window and a large closet. If you prefer modern styling, this house will reflect your good taste.

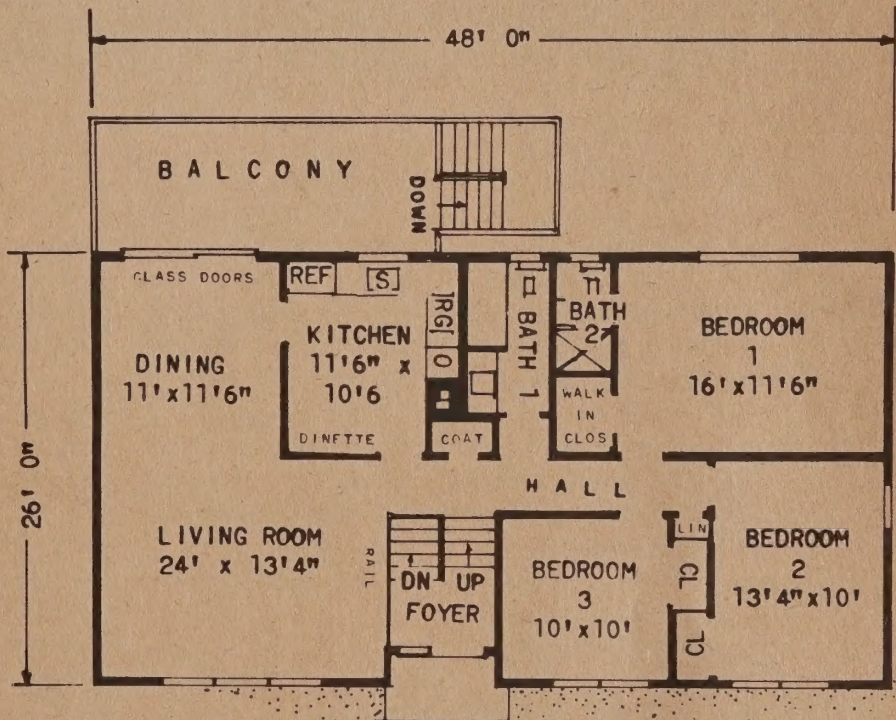
Overall Dimensions: 48' x 26'.

Square Feet: 1,165.

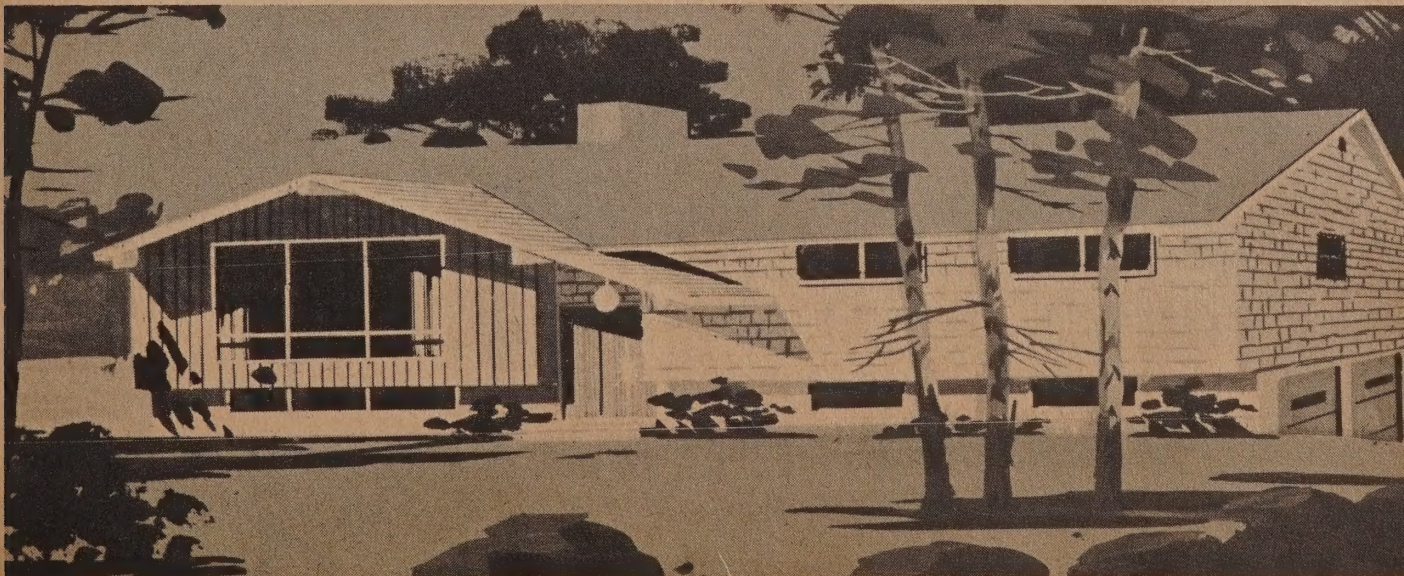
Architect: Lester Cohen.

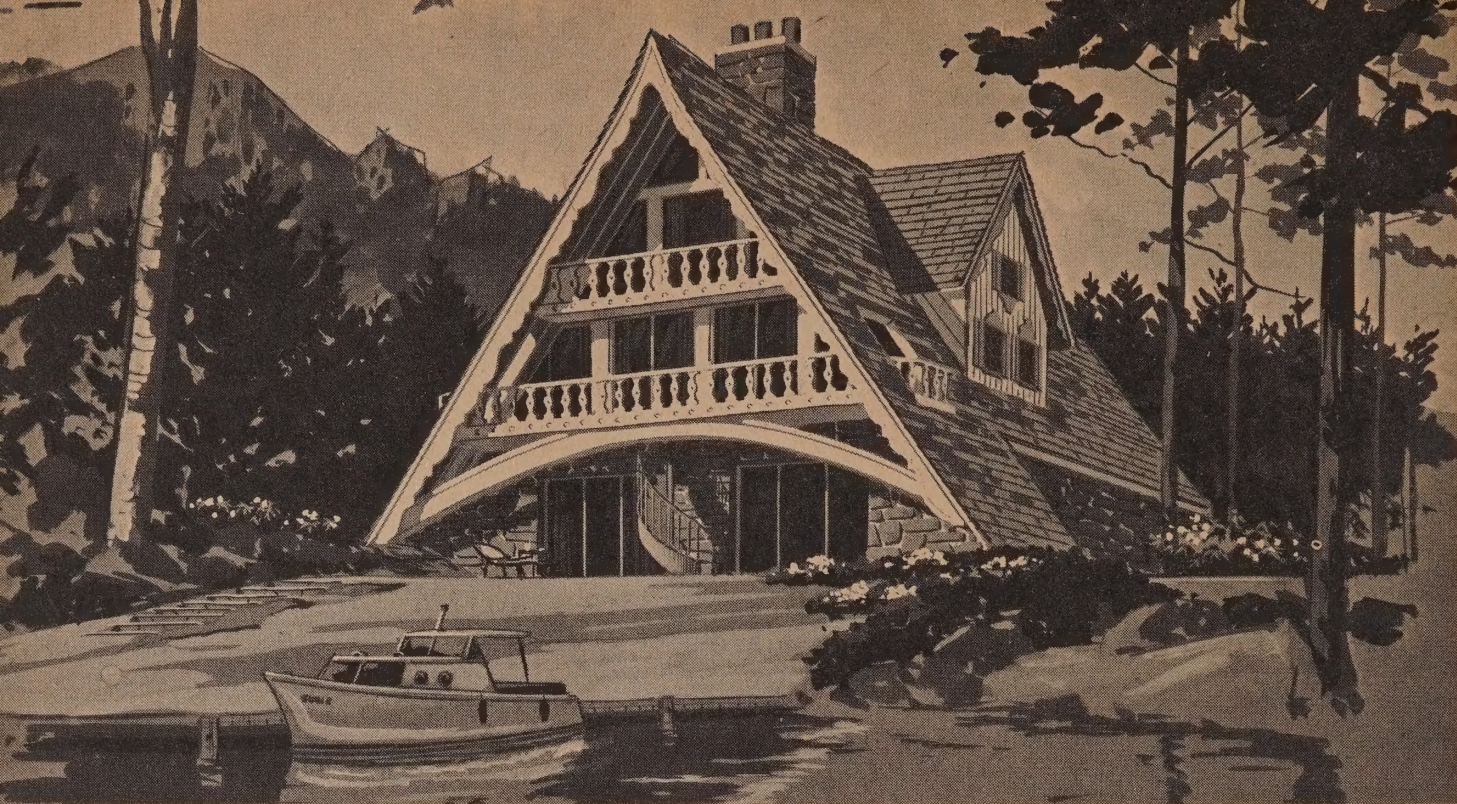


Lower Level, Reduced Scale



HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Storybook A-Frame, *Cover*

Plan No. B-8532

This interesting A-Frame house has an exterior of storybook charm, and a three-level interior of great practicality. Each level has many unusual features and they combine to make a very livable home. A sweeping roof line, topped by a massive chimney and trimmed with "gingerbread" sets the theme of old world charm which the exterior displays. Large expanses of glass are complemented by the diamond light windows, and there are two graceful and spacious balconies and an arched beam which highlight the interesting spiral staircase at the front. At the ground floor level there is an area for

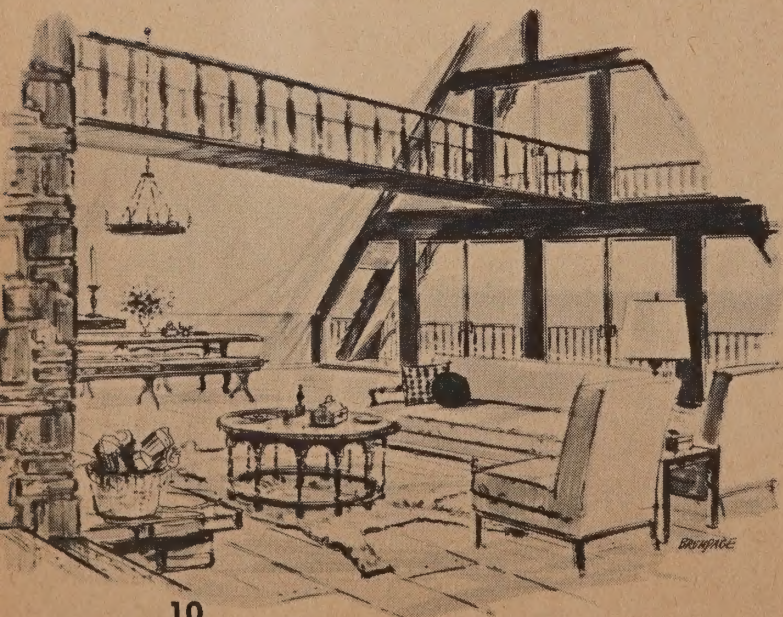
garage or boat storage, a big room at the rear for storage, heater and laundry, stairs to the first floor and a nice recreation room. It has a fireplace with a raised hearth and sliding glass doors that open on a sheltered flagstone porch. A spiral stair leads from this porch to the wide deck above. A wall of full length windows and sliding glass doors make this deck an integral part of the large area within, for year-round enjoyment. Living room, dining room and kitchen are all on the open plan but nicely defined, with a fireplace and built-in wood box on one side and a serving counter on the other. The compact kitchen includes room for a dishwasher and lots of storage, counter work-space and a window above the sink. A bath and two closets are centrally located, convenient to the bedrooms and the daytime area. Each bedroom has a large closet and a pair of sliding glass doors which open on a secluded patio. The master bedroom enjoys an entirely separate location on the second floor; it has a private lavatory and a dressing alcove with two closets and there is a dramatic balcony bridge which overlooks the living area below and connects this bedroom with a grand outdoor sleeping balcony. Designed to accommodate an active family as a vacation home or as a year-round residence, this A-frame combines practicality and charm for lasting value.

Overall Dimensions: 37' x 32'.

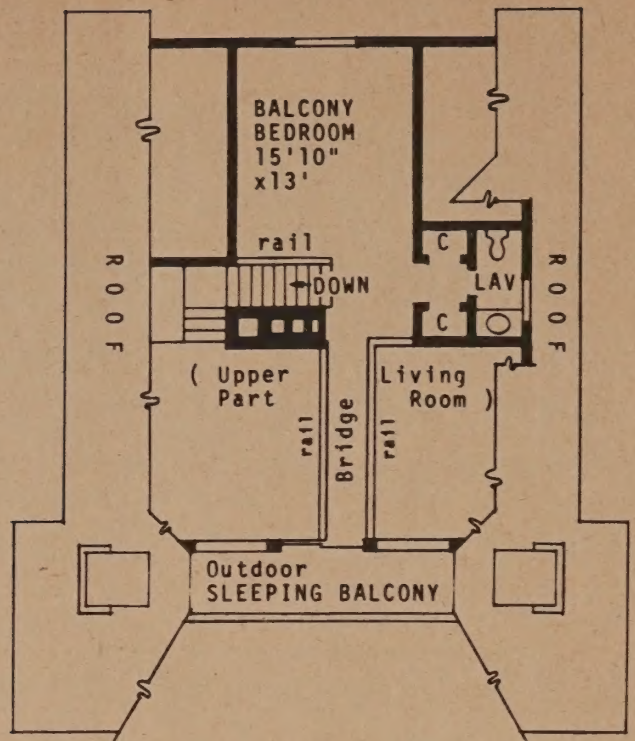
Square Feet: 920 first floor,

355 second floor.

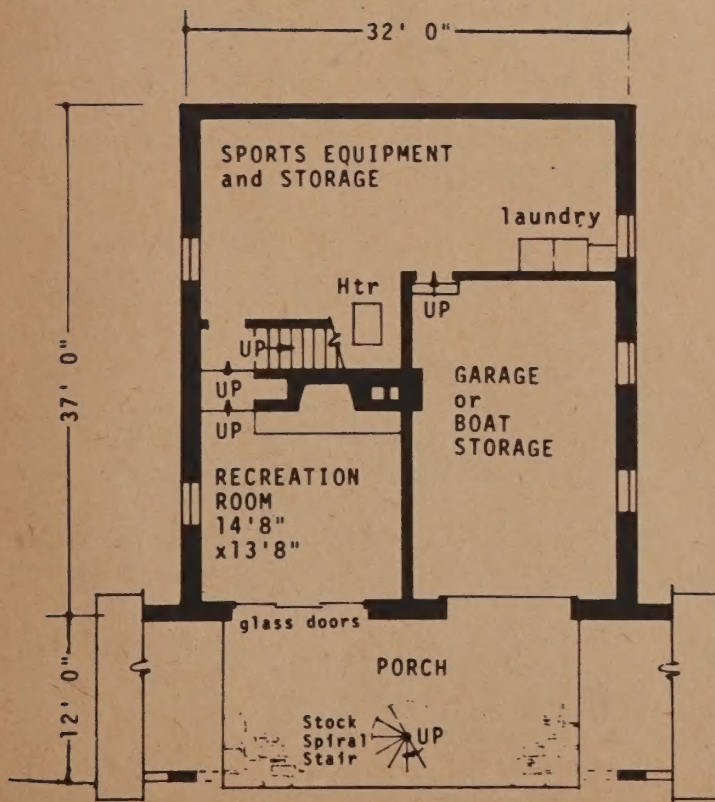
Architect: Derick B. Kipp.



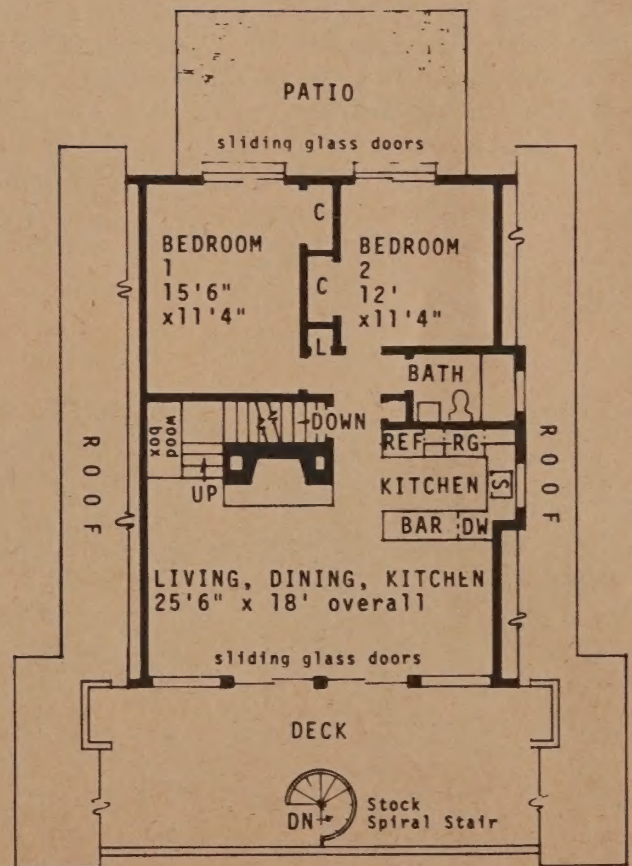
A balcony-bridge over the living room connects the upper floor with the sleeping balcony.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Cleverly Designed

Plan No. B-9275

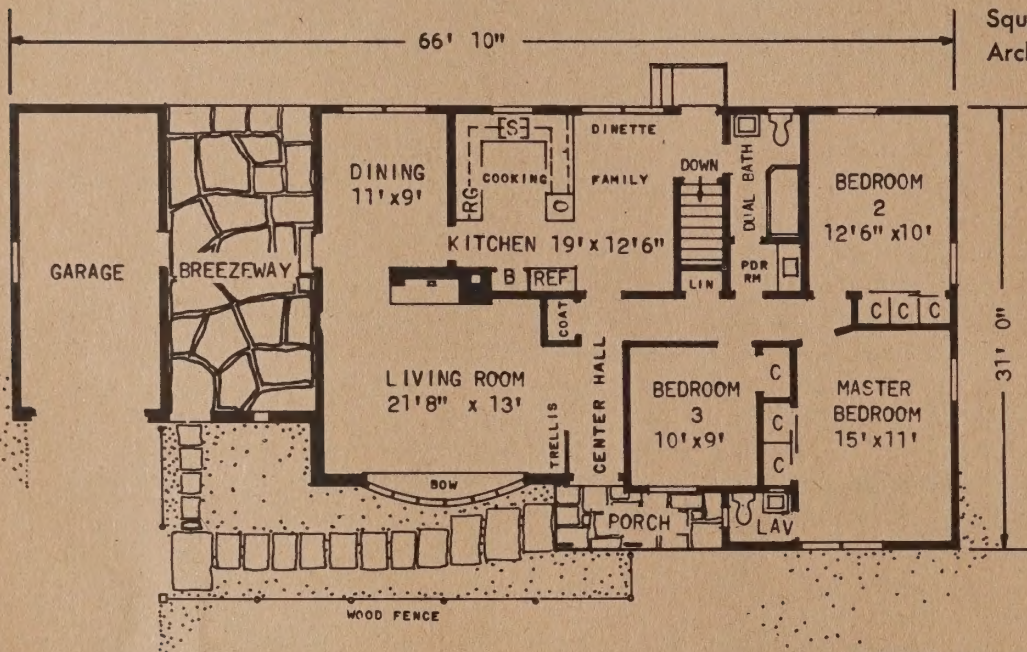
This easy going, easy living ranch house has a well designed floor plan and a very handsome exterior. The major part of the house is covered in wood shakes, random cut stone is used for a trim in the front and ornamental iron work sets off the covered flagstone porch. Gardening enthusiasts will welcome the chance to work with foundation plantings, the enclosed front garden and the wide window box. There are several entrances to the house; through the breezeway from the front walk or the attached garage, through the front door and center hall, or through a rear entrance in the family dinette. This house has three bedrooms, one of which is a master bedroom with a private lavatory, double closet with sliding doors and cross-ventilation. Bedroom 2 also has cross-ventilation plus a triple closet with sliding doors, and bedroom 3 has a large closet and a large front window.

The family bath has been designed with a door to the bedroom hall and a second door to the family room, thus doubling its convenience, particularly for children at play outside. Another feature of this dual bath is the powder room unit with vanity sink which can be closed off from the rest of the bath when guests come. A spacious kitchen at the rear of the house is divided into a cooking area and a family room. In addition to the rear entrance and door to the bath, the family room also has stairs to the basement and a dinette space in front of the double windows. The cooking area is compact and easy to work in and it has lots of cupboards and a broom closet for extra storage. The living room, with decorative trellis, bow window with built-in seat, and fireplace with corner hearth combines with the dining room and breezeway to give you a year round entertainment center.

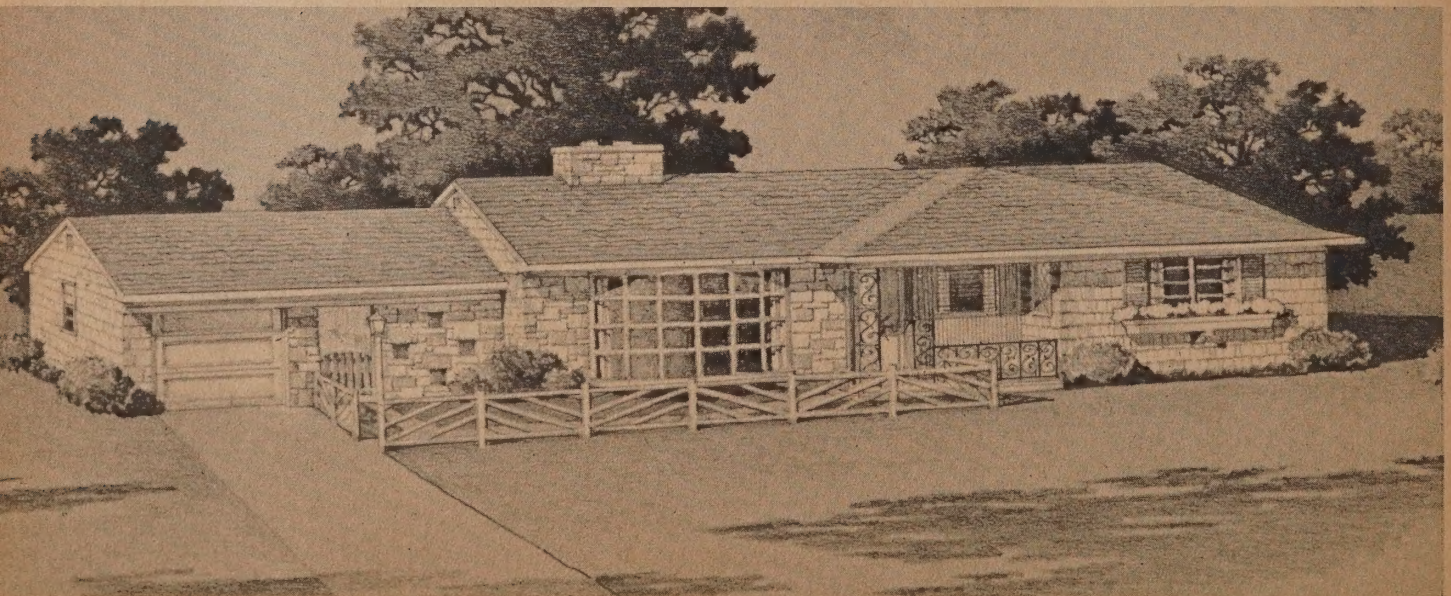
Overall Dimensions: 66'10" x 31'.

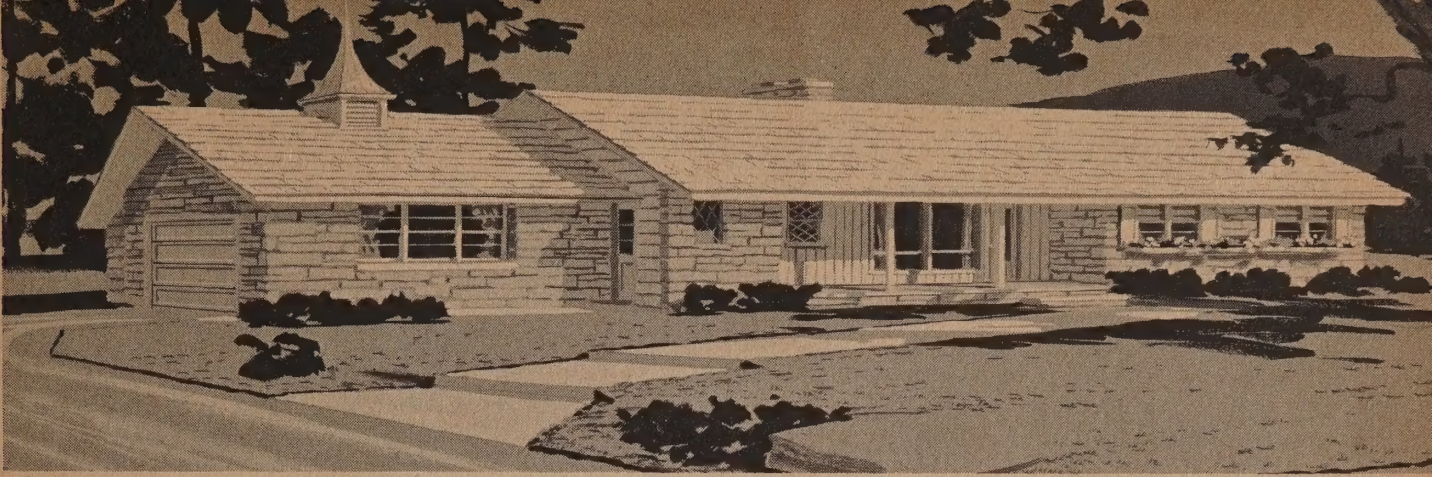
Square Feet: 1,175.

Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Everlasting Beauty

Plan. No. B-3534

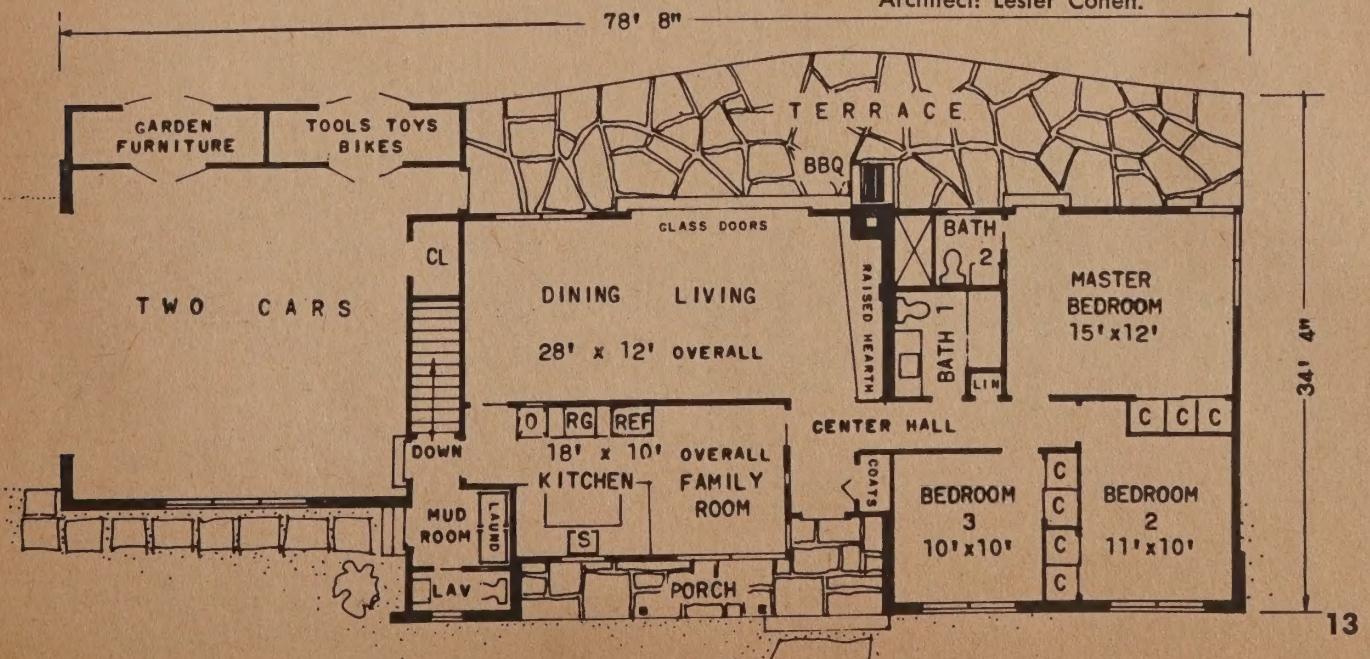
There are many attractive features to this ranch home. The one which will gain immediate attention is the beauty of its exterior. Shingle or clapboard is used for the major portion and handsome stone trims the front. The attached garage, topped by a cupola, adds to the long and low appearance which blends so well into any setting. Board siding and a pair of wood pillars make the covered flagstone front porch the center of interest, just as it should be. Another important feature is the variety of entrances which this home has. The front door opens on a center hall, right by a handy coat closet. There is a side door which opens on a work saving mud room-laundry-lavatory area. Next to this is the inside door to the two-car garage and since the stairs to the basement are also in this area you will find it easy to accomplish many household chores without tracking up the house itself. The terrace may be reached from the garage or the living room or the master bedroom. Plenty of storage space is essential to a well-run household, and for this reason the garage includes a storage closet and two storage rooms

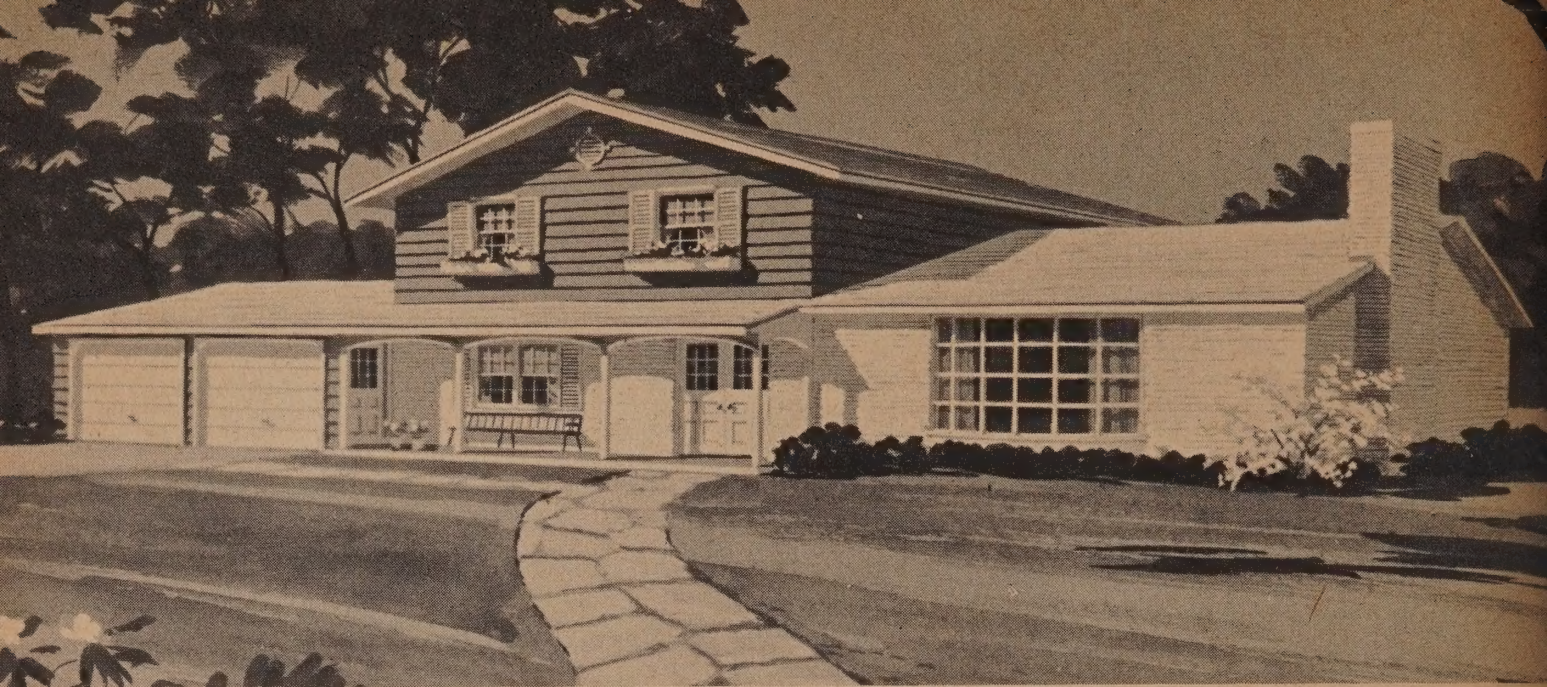
which have double access. A well-planned work center, large corner windows facing on the porch, pocket doors at either end for privacy when needed—all these things contribute toward making the spacious family room-kitchen a focal point for informal activities. Glass doors and two big windows add interest to the living-dining room, as does the fireplace with full-width raised hearth. A simple stockade fence, used to advantage, would make an effective screen for the barbeque part of the terrace and create a cozy outdoor dining spot. Each front bedroom has a high double window, trimmed with a window box, and a double sliding-door closet. The master bedroom includes three corner windows, a triple closet and a private bath. This room could be used as a bed-sitting room in any season—relax on the terrace when the weather permits or by the big windows when it doesn't! The location of the family bath and the hall linen closet make both generally useful.

Overall Dimensions 78'8" x 34'4".

Square Feet: 1,250, excluding service.

Architect: Lester Cohen.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Classic Country Charm

Plan No. B-3462

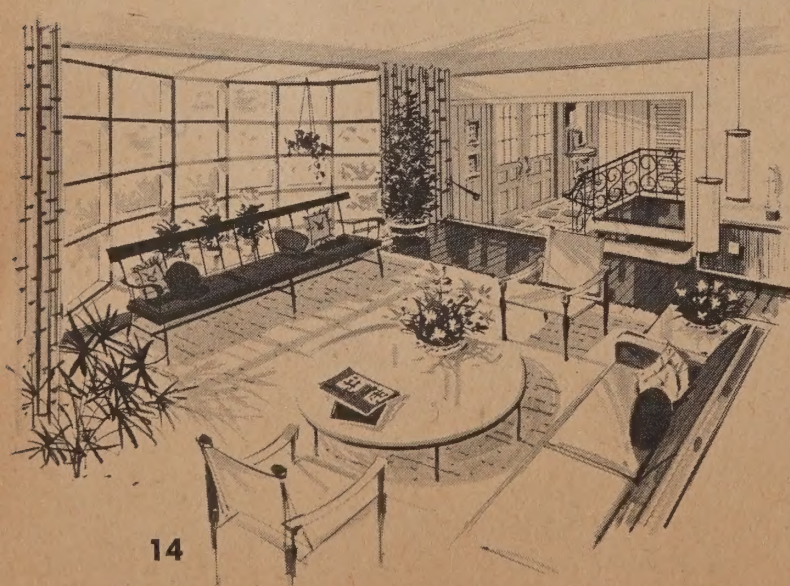
Any suburban property becomes a country estate when this house appears. The lines are casual and hospitable, and the use of colorful shingle or siding, plus white-painted brick, adds just the right note. The covered front porch or portico, with its arched colonnade protecting the handsome double front door and offering a covered way from the garage, really invites you to come in and stay a while. A slate floored foyer is practical inside, and pretty, too, with a planter corner as a highlight. You'll find a den or bedroom on one side and the gorgeous beamed family room at the back. Stop for a moment and enjoy the fireplace corner, or have a look at the rear garden and terrace through the back window wall. On a more practical note, there's a complete laundry room, with a most convenient and tidy lavatory adjoining it, all very close to the rear service door. Living, dining and kitchen areas are on the level up three steps to the right. See how convenient this is for housekeeping, extending the scope

of the kitchen to the lower-level laundry without too much stair climbing. A curved bay in the kitchen invites a dinette table (and don't think the youngsters won't use this for homework and snacks). The living room and dining room form a most attractive L-shaped area, and a second fireplace is shown as a home-owner's option in the living space. The bedroom level is reached by the stairway shown with wrought iron rail balcony overlooking the foyer (basement stairs are available under this from the laundry side). Three bedrooms and a split bathroom area are found on the upper level. Seven closets are a blessing to an active household up here. The bath combines master lavatory, private tub enclosure and family lavatory (2 toilets, 2 vanities and tub room plus towel storage in this well-planned unit). This is a home that turns tired city commuters into country squires as they turn the key in the lock each day.

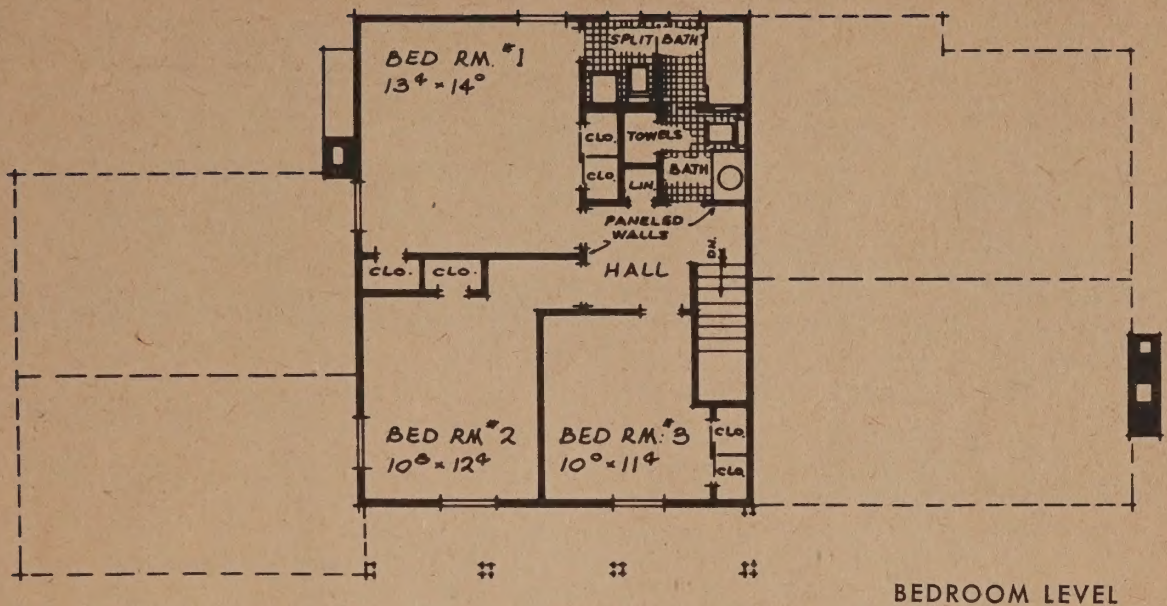
Overall Dimensions: 67'5" x 33'8".

Square Feet: 1,195 perimeter area, excluding garage.

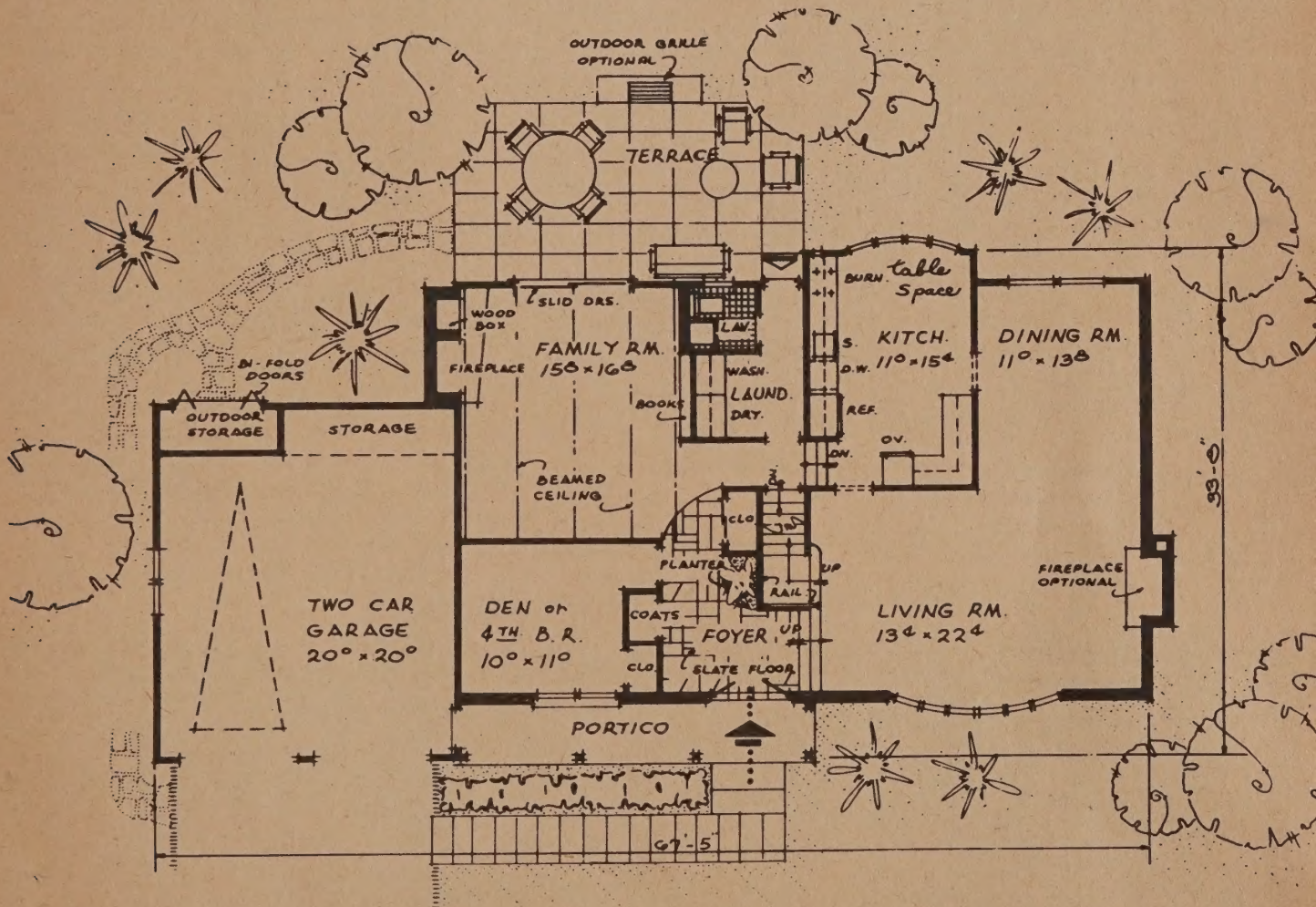
Architect: Herman H. York.

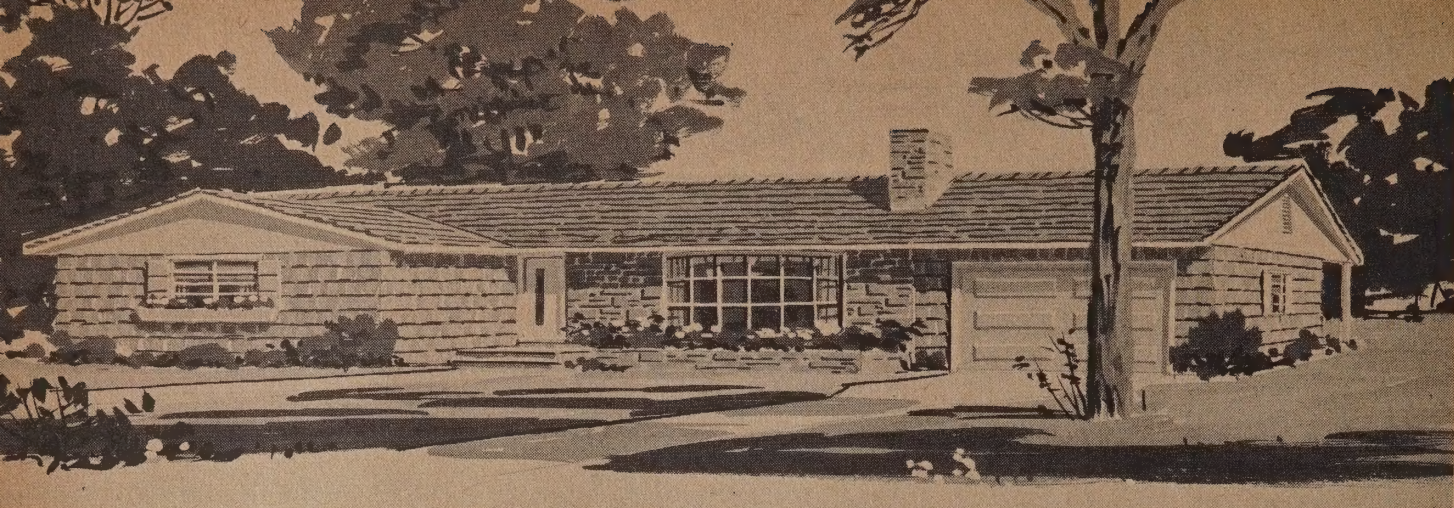


A view of the living room showing the front bow window and the slate foyer at the double front door.



BEDROOM LEVEL





HOUSE PLANS, 48 W. 48, N. Y. 10036

Versatile Ranch House

Plan No. B-5323

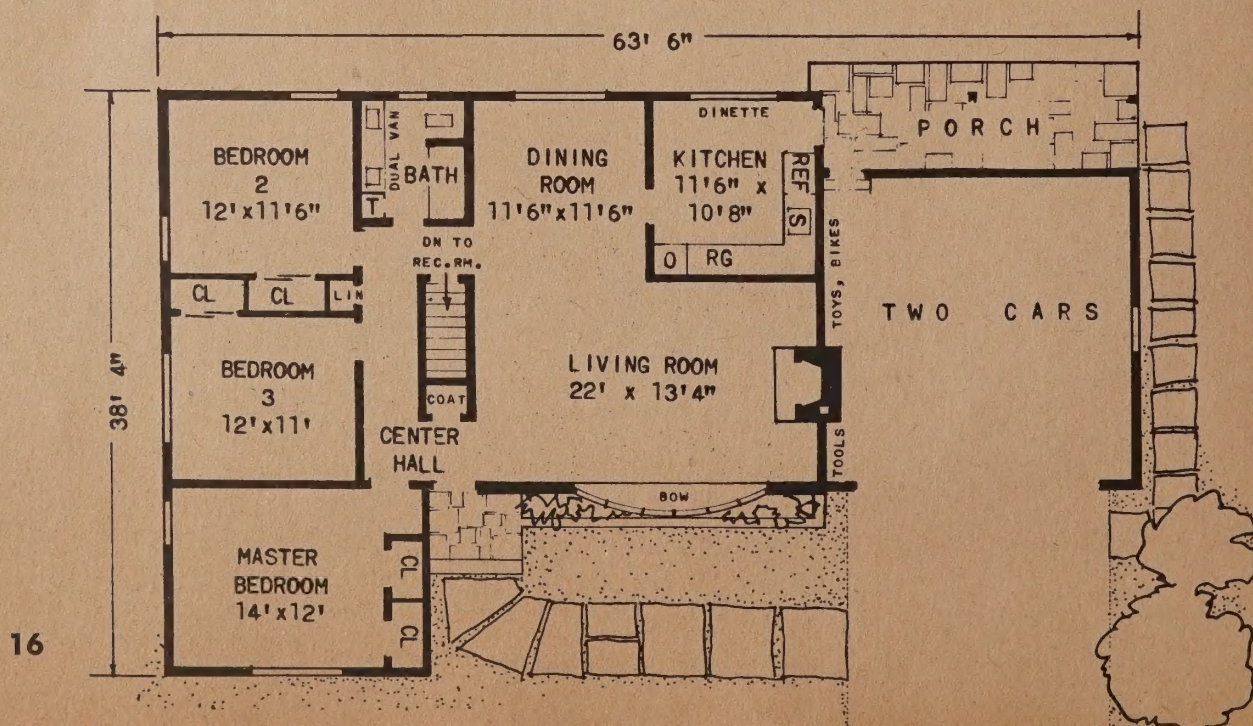
City dweller and country dweller alike will appreciate this versatile ranch house design. The simple lines and the warmth of the wood shake and fieldstone exterior combine to look well in any setting. One particularly lovely feature is the fieldstone planter beneath the bow window. The flagstone entry is in a protected corner of the house; the front door opens on a center hall which has a handy coat closet. To the left of this center hall are the three bedrooms. The room at the front of the house is the large master bedroom and it has double exposure windows and two closets. The bedroom in the center has a double window and a large closet with sliding doors, and the rear bedroom has windows on two walls and a large closet with sliding doors. In the bathroom there is a dual vanity sink and a towel closet plus tub, and there is additional storage for bedroom linens in a hall closet. A bow window with a window seat provides one of the

focal points of the living room; another is the fireplace centered in the side wall. The dining room, with windows overlooking the property at the rear of the house, is actually an extension of the living room. Thus these two areas may easily be decorated and used as one unit or, by the simple device of furniture grouping or a room divider, they can retain their individuality. In any case, these two rooms provide an elegant place in which to entertain. The kitchen, which has a built-in oven and a counter top range, an "L" shape cabinet arrangement and dinette space in front of the windows, also has a rear entry opening on the porch. The attached two car garage, with space along one side for the storage of tools, toys, etc. has a door to the porch, too. This means that in addition to being a fine place to relax when the weather is nice, the porch is also useful as a protected passage between the house and the garage during inclement weather.

Overall Dimensions: 63'6" x 38'4".

Square Feet: 1,250.

Architect: Lester Cohen.



Sensible Design with Lasting Appeal

Plan No. B-6778

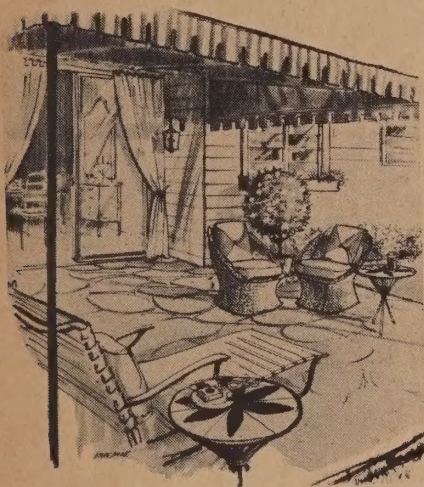
This three bedroom ranch house has been designed along sensible lines with a basic simplicity which means savings in construction and insures its popularity through the years. This good basic look has been achieved, however, without sacrificing eye appeal. Large windows, horizontal and vertical wood siding, brick trim and a sheltered flagstone porch leading to a recessed door all provide an air of graciousness. The foyer is king-sized, a center from which all areas of the house can be reached. Because the living room is completely separate it will be easy to keep looking just right for company; it has an off-center fireplace on the back wall, built-in alcoves for television and hi-fi, a front picture window and enough unbroken wall space for interesting furniture placement. The dining room is a spacious rectangle with a sliding window wall at the rear that leads to a dining patio. There is another dining area in the kitchen, right in front of two large windows and space for a barbeque corner next to

the range. Down two steps from the kitchen is a service vestibule, adding facilities of a laundry, mud room and extra storage. This adjoins the stairway to the basement, with a back door opening on the yard and keeping the rest of the house free of messy traffic. An excellent flexible area is placed behind the garage. It can be a jalousie enclosed play porch or a family room. The two car garage, which has room at the side for a closet and a work bench, has a door to the front porch and a door to the enclosed porch at the rear for added convenience. The bedroom wing has a master bedroom with three large rear windows, a private bath with adjacent dressing room and closet and a double closet with sliding doors. There are also two additional bedrooms, each designed to be used by two children if necessary, and there is a family bath with a vanity sink. At one end of the hall there is a linen closet and at the other end there is a coat closet.

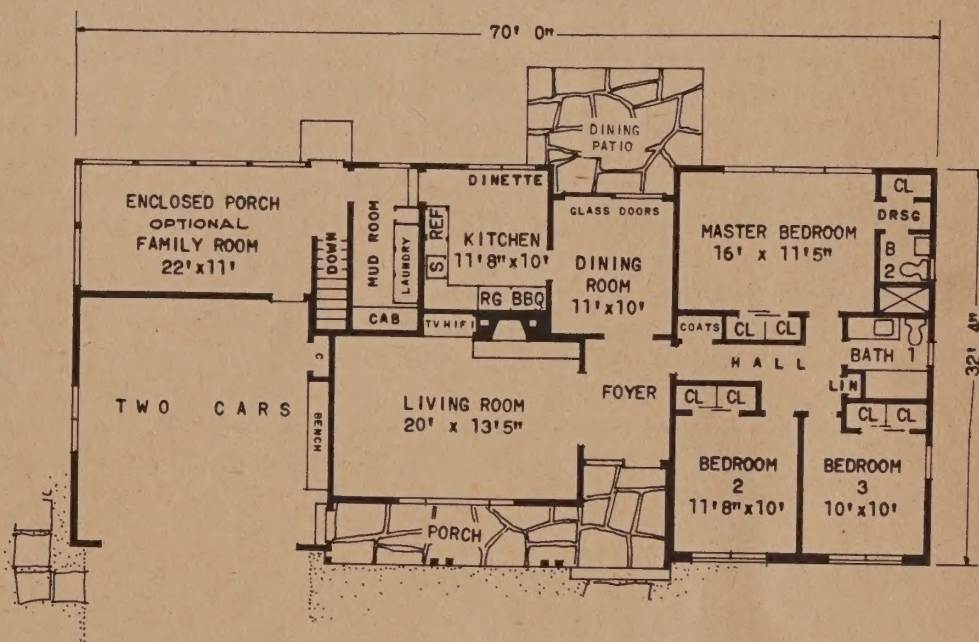
Overall Dimensions: 70' x 32'4".

Square Feet: 1,225 excluding utility.

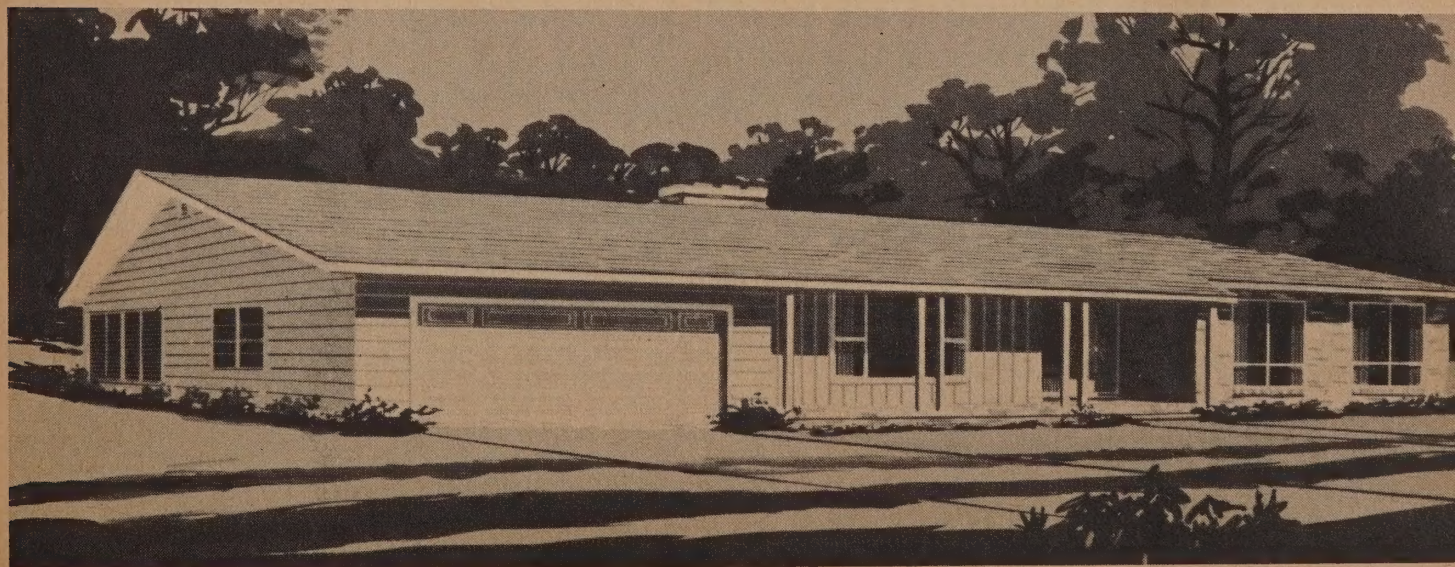
Architect: Lester Cohen.

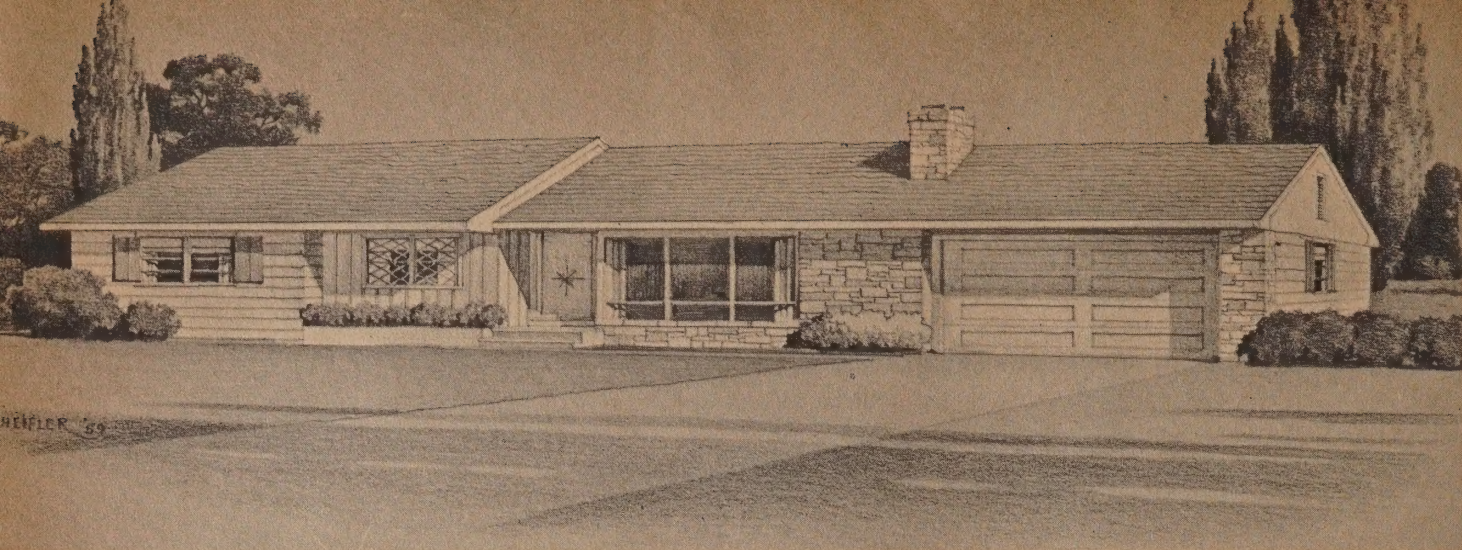


Delightful view of dining patio.



HOUSE PLANS, 48 W. 48, N. Y. 10036





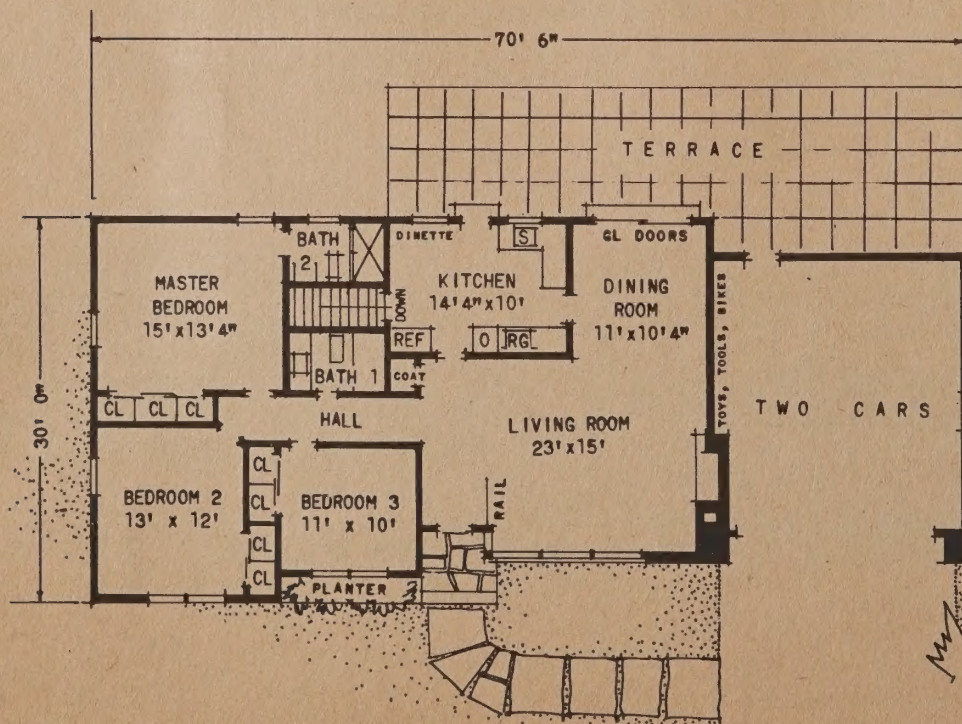
HOUSE PLANS, 48 W. 48, N. Y. 10036

True Elegance

Plan No. B-1172

To achieve true elegance in a home you must combine any number of elements, and in this design those elements have been combined to perfection. First of all there is the exterior of shingles, board siding and stone, beautifully set off with a planter and a modern door, all designed to catch the eye. Then inside the house is a floor plan with rooms in a sensible and practical arrangement. A decorative wrought iron railing at one side of the living room forms a vestibule by the front door; at the rear of the hall is a useful coat closet. The living room is nice and big and it has three interesting large windows at the front and one on the side by the front entrance. There is also a fireplace in the room, with a decorative hearth. To the rear is the dining room, which is also nice and big. At the terrace end are sliding glass doors, as pretty as they are practical. Since the kitchen is handy to the dining

room and the living room, serving party snacks or company meals is a simple matter, and the arrangement of the kitchen makes cooking and cleaning up a pleasure. A rear entry, a dinette corner and the basement stairs are also features of the kitchen. One luxury touch in the master bedroom is the triple closet with sliding doors, another is the private bath complete with glassed-in shower bath combination. The second bedroom has three windows and a double closet and bedroom 3 has a double closet and double window at the front. Across the hall is the family bath with a built-in vanity sink and a full tub. At the far side of the house there is an attached two car garage, with storage space for toys, tools, etc., along one side and a door to the terrace at the back. Everything in this house combines to give you an elegance and perfection so important in a home of your own.



Overall Dimensions: 70' 6" x 30'.
Square Feet: 1,310.
Architect: Lester Cohen.

Blueprint for Individuality

Plan No. B-9272

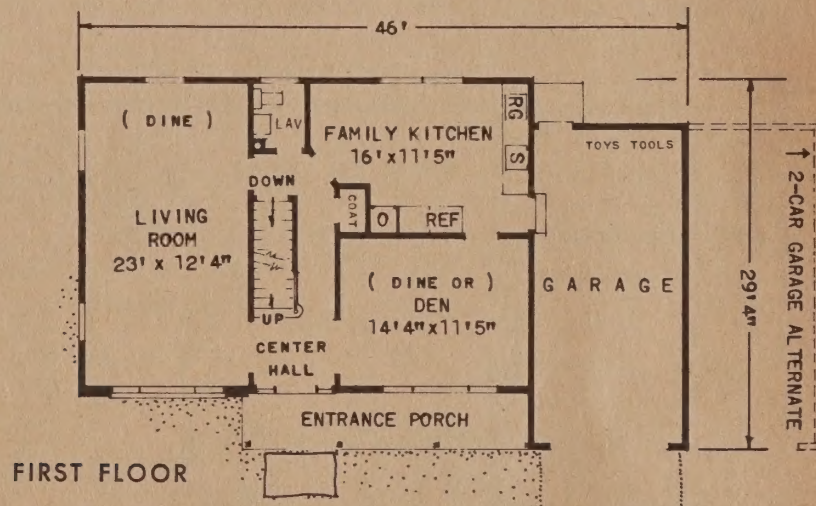
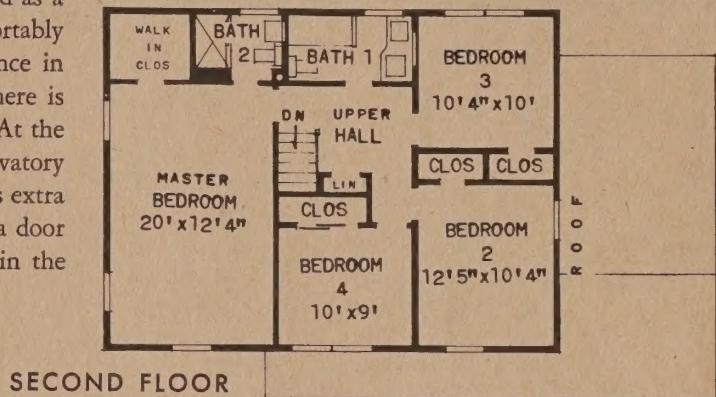
The simplicity evident in the exterior of this two story house allows you to make many interesting variations. You might choose natural wood shakes or colorful shingles for the major portion; the brick on the first floor could be painted white or left in the original warm color. The covered entrance porch and the pretty front door will help you to welcome your guests in comfort. There is a well lighted center hall that leads directly to every area of the house. At the left of the hall is the spacious living room, with windows on three sides. You might choose to put a dining area in the rear of this room; in that case, the room at the right of the hall could be used as a den or home office. The family kitchen is comfortably large, and has room for every work-saving appliance in addition to ample cupboard and counter space. There is also a dinette area near the two big rear windows. At the rear of the center hall is a coat closet, a handy lavatory and stairs to the basement. The attached garage has extra storage space in the rear, an outside entrance and a door which leads directly into the kitchen. As shown in the

plan this garage can be built for either one or two cars. On the second floor there are four large bedrooms, all leading off a large center hall. Bedroom 4 has two windows at the front and a closet with sliding doors. Bedroom 2 has a large closet and cross-ventilation and Bedroom 3 has double windows at the rear and a large closet. The master bedroom is luxuriously large, with three windows on two sides, a walk-in closet and a private bath with enclosed shower. The family bath includes the convenience of a double vanity sink. The complete livability of this house makes it an excellent choice for you.

Overall Dimensions: 46' x 29'4".

Square Feet: 785 first floor,
840 second floor.

Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036

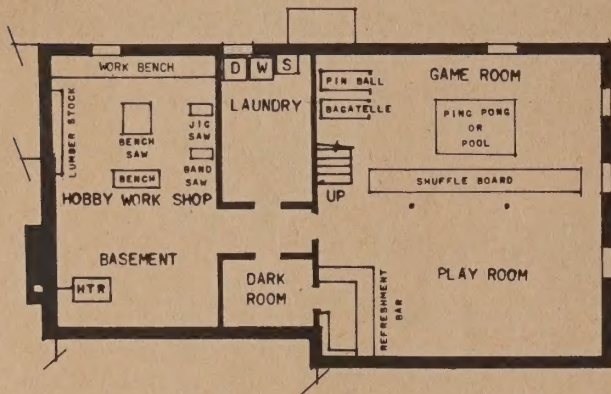


The Hobby House

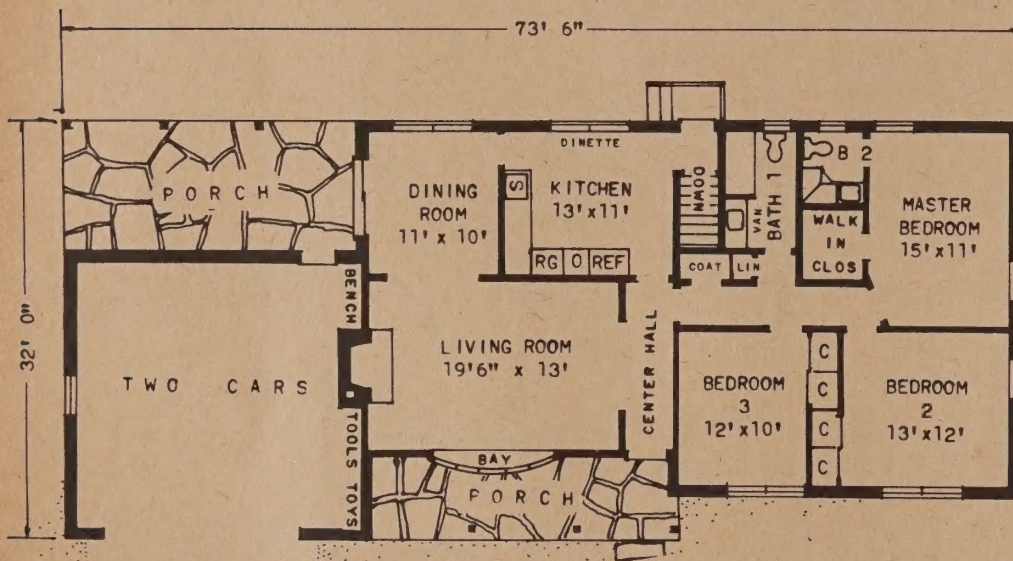
Plan No. B-6404

This house has been neatly divided into three distinct areas, each designed for true living convenience. Most of the basement is devoted to hobby and play space and it's roomy enough to accommodate nearly every leisure time activity. For the men in the family there is a hobby work shop with a work bench in the rear and plenty of floor space for major equipment. In the laundry you can have a washer and dryer and a sink and the lady of the house might like to use the rest of this spacious room as a sewing center or garden room or perhaps a combination of

both. There is a dark room included in the plan which could also be used as a storage closet for assorted sports and hobby equipment. The game room-play room has stairs to the main floor which are conveniently close to the rear entry. Shown in the plan is one idea for arranging various skill games, the kind that will amuse and delight both children and adults, but you will, of course, enjoy planning the room to suit the particular tastes of your own family. In the play room there is a refreshment bar which is a handy extra when entertaining. There are four big windows in all making both rooms delightfully bright and pleasant during the daytime play hours. Three bedrooms occupy a secluded area of the first floor. The master bedroom has double exposure windows, a walk-in closet and a private bath with a vanity sink and an enclosed shower. Bedroom 2 has double exposure windows, bedroom 3 has a double front window and both rooms have double closets with sliding doors. The easy-to-work-in kitchen features a dinette space near the double window. Formal entertaining becomes a positive pleasure in the lovely living room with its bay window and fireplace and in the dining room where sliding glass doors open on a sheltered flagstone porch.



Basement Plan, reduced scale

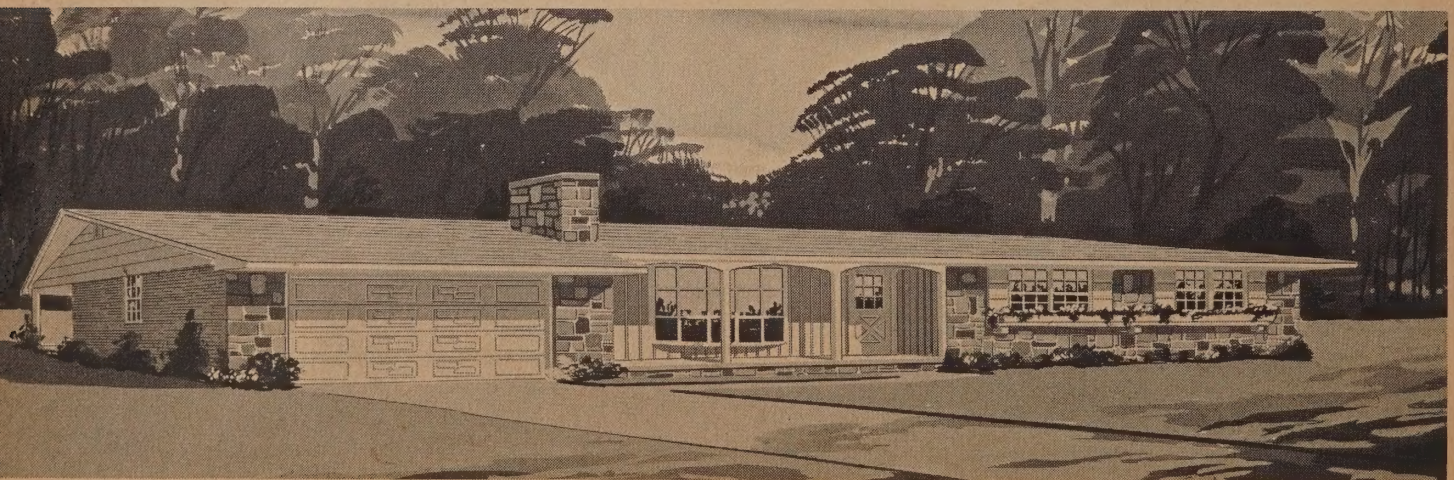


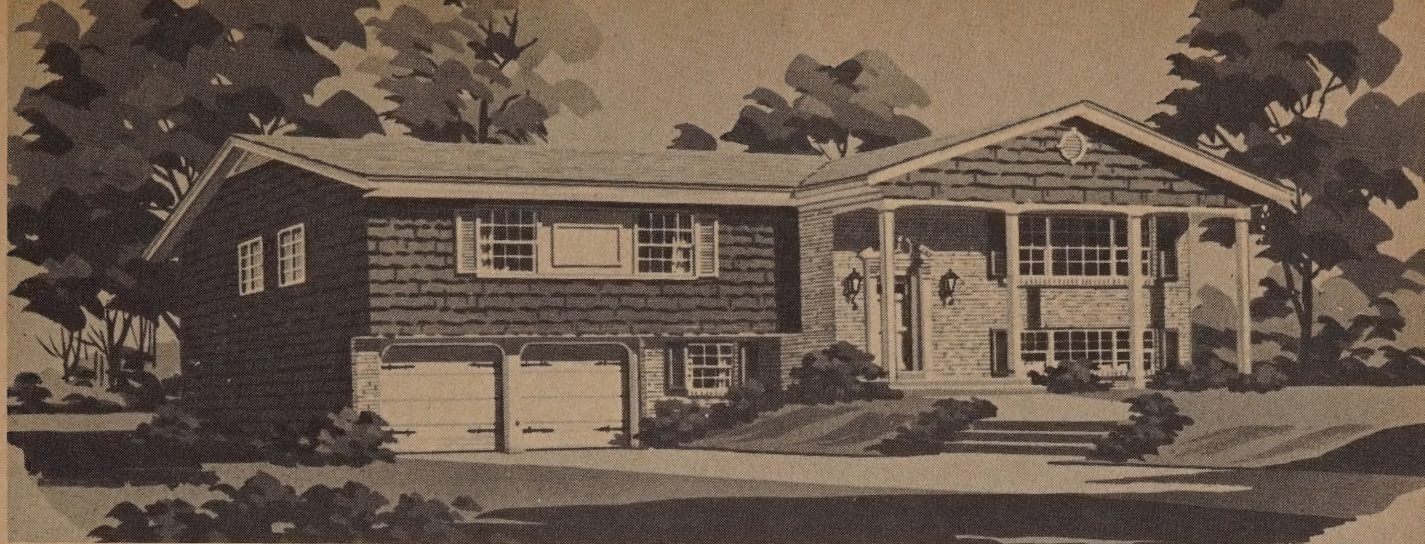
Overall Dimensions: 73'6" x 32'.

Square Feet: 1,310.

Architect: Lester Cohen.

HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Excellent Organization

Plan No. B-6514

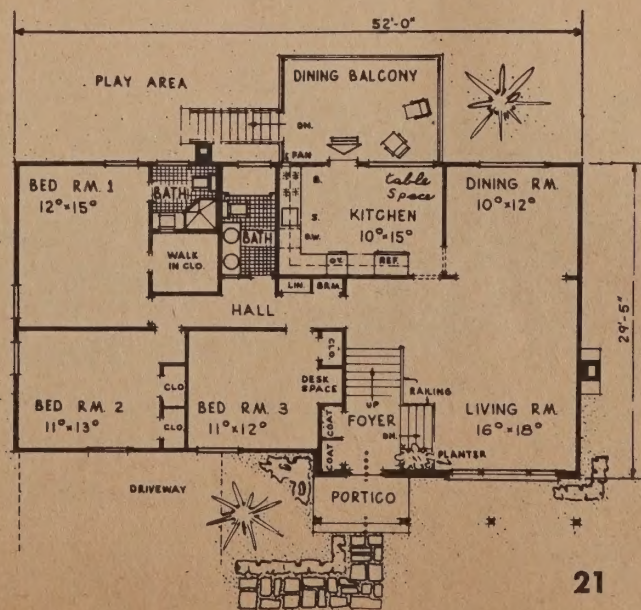
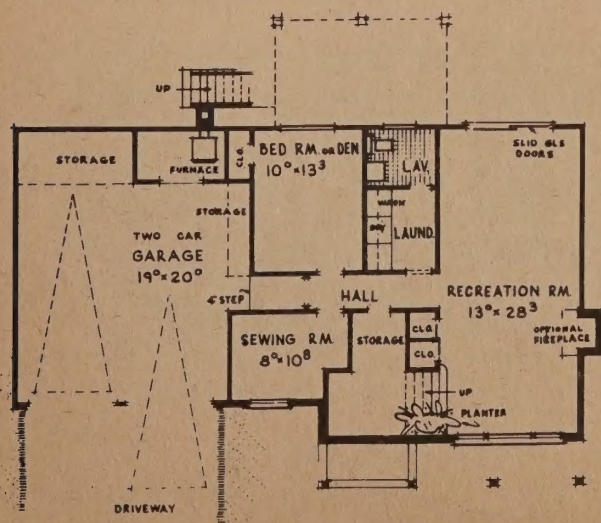
This spacious home has an excellent floor plan, organized to give your family year round living pleasure. The front door opens on a mid-level foyer which contains two coat closets and a decorative planter. A graceful railing on the foyer side of the living room helps to create an interesting balcony effect. The living room and the dining room combine to make an impressive and secluded area for formal entertaining; large windows at each end give it a light and airy feeling plus a choice of two pleasant views. The kitchen has been placed in the center, which makes it easier for a busy homemaker to supervise household activities. Equally important is the fact that this kitchen has a perfect arrangement of appliances, cupboards and counters and a large and sunny corner for informal meals. The kitchen door opens on a large dining balcony, ideal for warm weather meals and as a safe play area for younger children. Bedroom 1 has cross-ventilation, a luxurious walk-in closet and a private bath complete with enclosed

shower and vanity sink. Bedroom 2 also has cross-ventilation and a double closet which makes it nice for two children to share. Bedroom 3, with its built-in desk space, is just right for a student. Note that the family bath, conveniently located, has a twin vanity sink, particularly useful in a large family. The lower level is not a catch-all basement but rather a well-organized area that will accommodate many activities. There is a spacious recreation room with two big closets, sliding glass doors that open to the rear and a fireplace, if you like. There is a step saving laundry with adjacent lavatory and there is a big room for general storage. In addition, you can have a sewing room and a den or fourth bedroom. The two car garage has extra storage space, a furnace room in the rear and an inside door. Wood shakes with brick highlights are used for the exterior and the covered portico is as practical as it is eye-catching.

Overall Dimensions: 52' x 29'5".

Square Feet: 1,315 upper level.

Architect: Herman H. York.



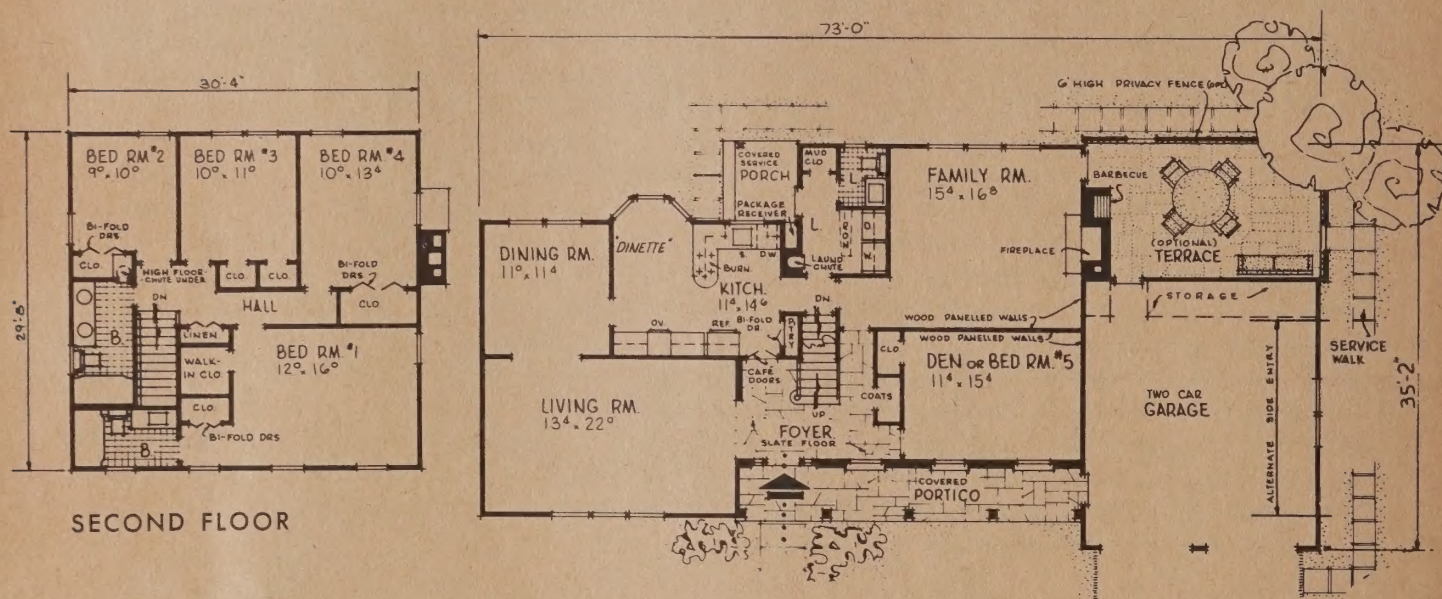
LOWER LEVEL

Practical and Luxurious

Plan No. B-6436

This beautiful two-story home has many features which combine practicality with luxury, for complete family enjoyment. The covered portico, which makes a sheltered passage between the garage and the front door, has an easy-to-maintain slate floor that continues on into the spacious foyer. A window on the portico and small windows on either side of the door make this foyer a particularly bright and cheery place in which to welcome guests and there's a handy closet for their coats, too. Stairs go up from the foyer to the second floor, where there are four large bedrooms. The master bedroom has four windows and cross-ventilation, a walk-in closet and a second closet with bi-fold doors plus a private bath with a vanity sink. Bedrooms 2 and 4 also have cross-ventilation and bi-fold door closets and bedroom 3 has two windows and two closets. The family bath includes a double vanity sink and a laundry chute. There is a large linen closet in the hall. On the first floor, to the right of the foyer, there is a room

with two windows, closet and wood-panelled wall which could be used for a fifth bedroom, den or home office. Note that the living room is in a private corner to the left of the foyer—an ideal location for a room designed for formal entertaining. It has triple windows at the front and plenty of wall space available for interesting furniture groupings. For more informal occasions there is a family room, complete with wood-panelled walls, fireplace and large windows. Located between the family room and kitchen are the basement stairs and service area—a laundry room with built-in ironing board, lavatory, mud closet and a door to the covered service porch with its built-in package receiver. In the kitchen itself there is ample work and storage space, a pantry closet, café doors to the foyer and a roomy dinette area with a charming bay window. The corner dining room is especially convenient for more formal meals. An alternate side entry is provided for the two-car garage.

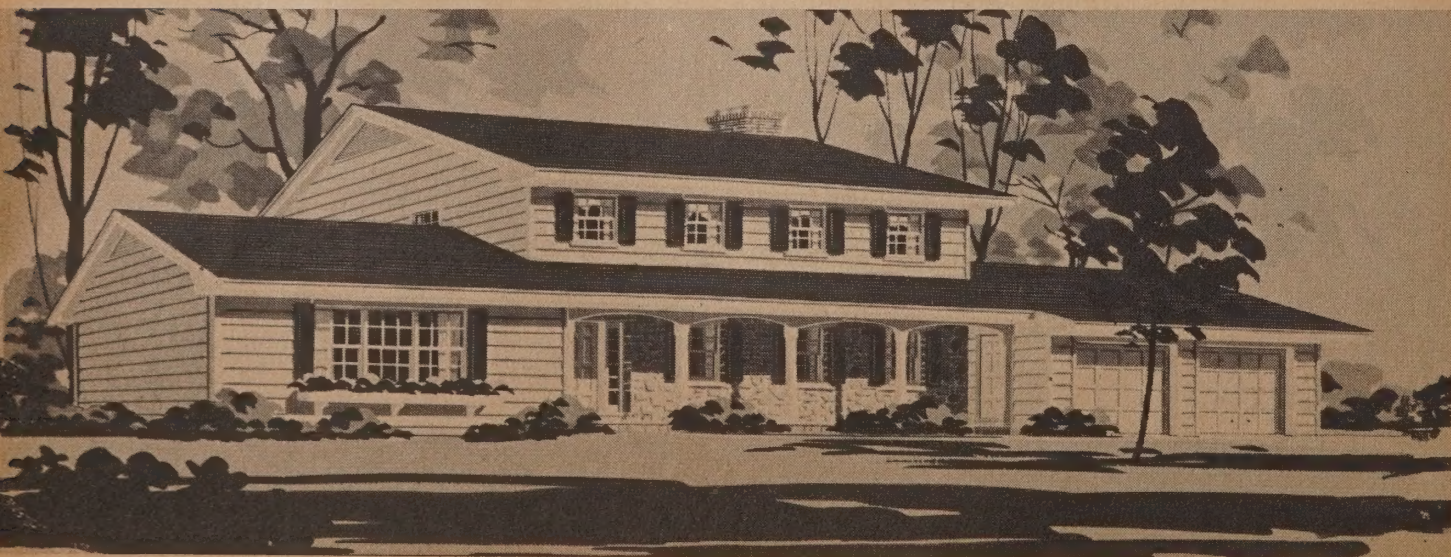


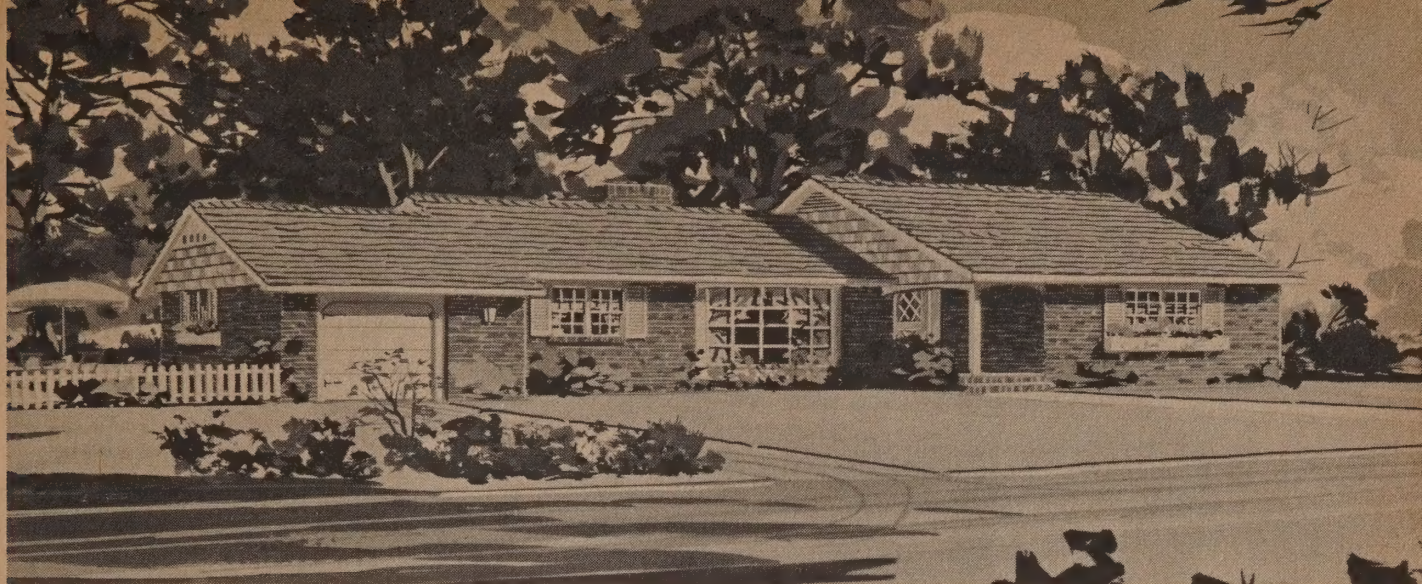
Overall Dimensions: 73' x 35'2".

Square Feet: 1,295 first floor, 850 second floor.

Architect: Herman H. York.

HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

All-Seasons "Cottage"

Plan No. B-8410

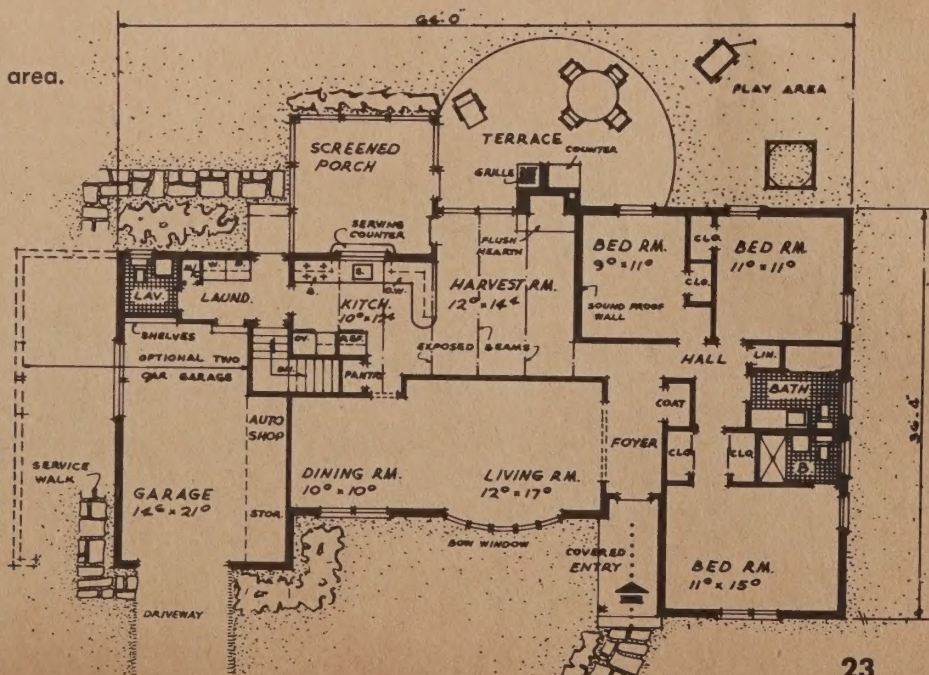
This charming home is considerably larger than the traditional cottage, of course, but nevertheless it has the cozy air of a cottage about it. Rosy brick covers the exterior, the pretty windows are trimmed with shutters and window boxes, and the covered entry leads to an interesting door whose diamond-paned window lights the foyer. Just to the left of the foyer, and placed well away from casual and clutter-strewing traffic, are two well proportioned rooms. Ideal for formal entertaining and dining, they have a bow window and a double window facing on the front. The real heart of this home is the harvest room. Exposed beams on the ceiling, paneled walls and a cozy fireplace combine to make this a warm and friendly room that will be the scene of many happy gatherings, especially during wintry weather — as the name suggests. A dutch door in the harvest room opens on a screened porch and the porch has a door which

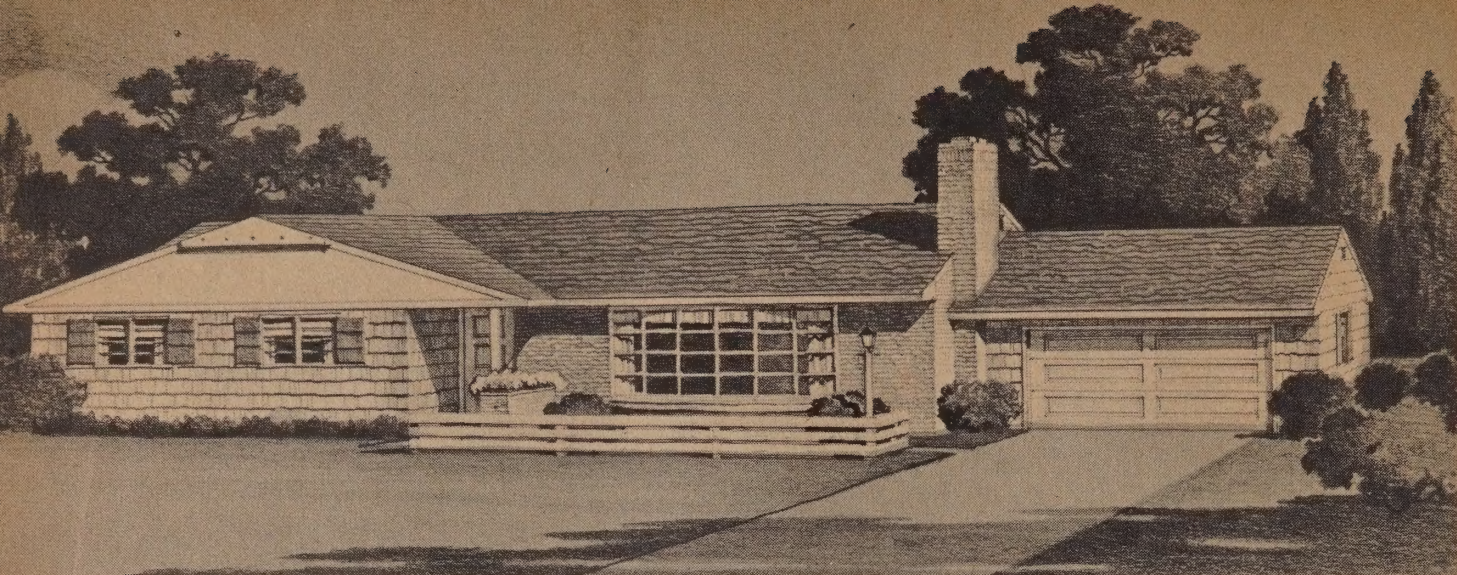
opens on the terrace. There's a grille on the terrace, and a serving counter, plus a second serving counter on the porch. Both areas combine to form an ideal warm weather entertainment center — comfortable, private and convenient. The kitchen is a beauty, arranged to include a dishwasher, built-in oven and counter-top range, large pantry closet and plenty of counter space. Handily located next to the kitchen there is an all-purpose service area that takes in a rear entry, basement stairs, laundry, mud closet, lavatory and garage entrance. The location of the attached garage gives you the option of a two-car garage without losing any of the valuable storage and work space shown in the plan. All three bedrooms are large, light and airy. One has a sound proof wall and one has twin closets with sliding doors and a private bath. The family bath is sensibly located for maximum convenience.

Overall Dimensions: 64' x 36'4".

Square Feet: 1,335, excluding service area.

Architect: Herman H. York.





HOUSE PLANS, 48 W. 48, N. Y. 10036

A Private Entrance Garden

Plan No. B-4732

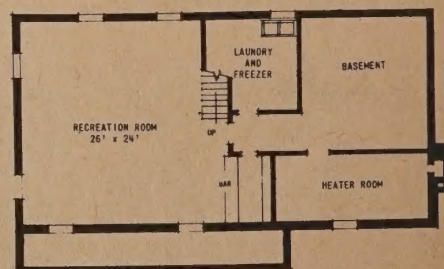
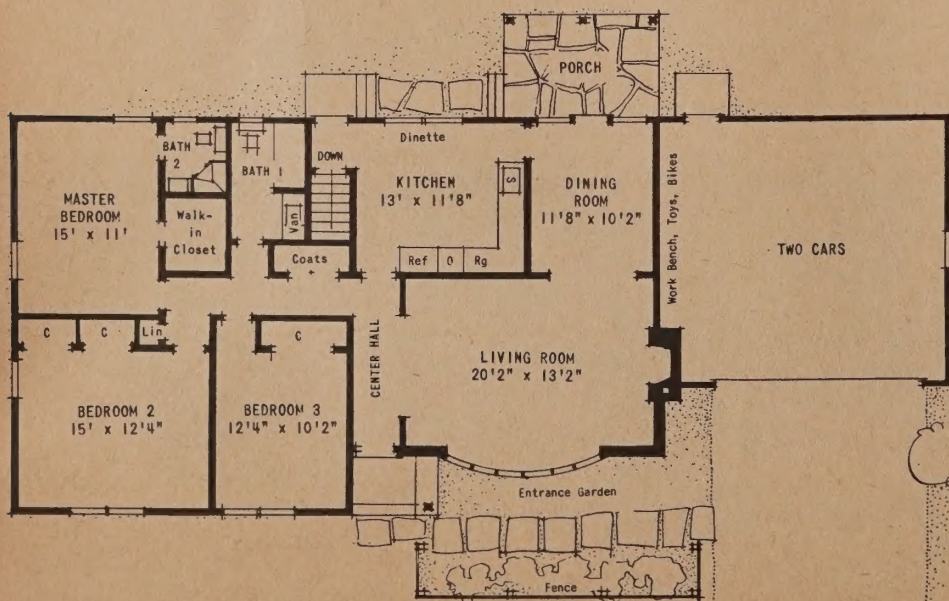
There's nothing more welcoming than a charming front garden enclosed by a trim rail fence and lighted, at night, by a cheery post lamp. Add to this the long, extended ranch lines of this lovely home, finished in rosy brick and shingle, for a home that will enhance any neighborhood. A hospitable overhang shields the entry porch and then there is a traffic control with the center hall, so that every room can be reached without disturbing the main living areas. To the right is the living room, handsome in size and inviting in appearance. A deep, wide bow window has a view of the outer garden and a heartwarming fireplace is set on the far wall. Through an arch, the dining room enjoys separate room privacy, but combines in a hospitable L with the living room when entertaining needs demand it. A window wall brightens this room, and a French door opens out to the covered

porch at the back. The kitchen shows an unusually compact arrangement of work area in an ell at one side leaving plenty of space under double windows at the back for a pleasant dinette. Service door opens into a sheltering back vestibule that leads right into the kitchen and gives easy access to the cellar stairs. Three large bedrooms have "second floor" privacy in their own wing to the left of the hall. The family bath is nice and large, with tub and toilet at the back, and in an alcove at the front, a powder-room vanity. Back-to-back plumbing is indicated for the master lavatory which has a stall shower. A huge walk-in closet is provided for the master bedroom and there are two large closets in bedroom 2, with a double sized storage unit in the third bedroom. The garage is large enough for the modern two cars, and offers an alcove for work bench, toys and bicycle storage.

Overall Dimensions: 51'2" x 31'.

Square Feet: 1,385.

Architect: Lester Cohen.



BASEMENT PLAN, Reduced Scale

A recreation room, almost 26' square, with a bar alcove is a basement bonus for this home. Another extra is the room that houses your laundry equipment and freezer as well as the heater room and basement area.

A Triple Treat

Plan No. B-7572

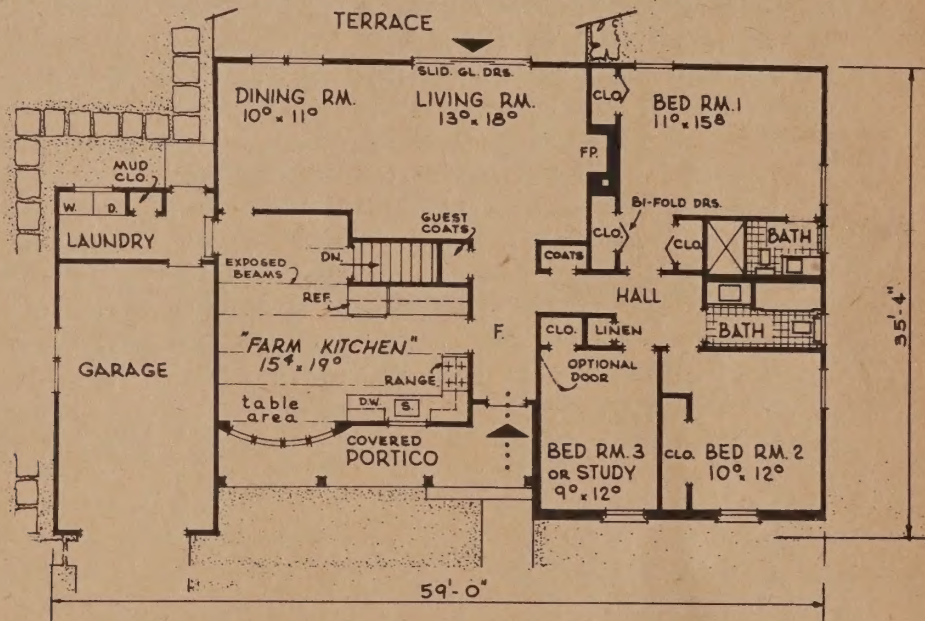
The exterior of this most attractive ranch house displays a pleasing combination of horizontal and vertical wood siding and brick; dove cotes, shuttered windows and window boxes are used for trim and a covered front portico provides a practical and appealing approach to the front door. Every area of the interior has been designed for the comfort and convenience of the entire family, but there are three features which we feel deserve special note. The first is the wide entertaining sweep made possible by the combined dining room and living room at the rear of the house. The entrance to the living room is directly off the foyer, just past a closet especially designed for guests' wraps, and the dining room is only a step from the kitchen. There are two big windows in the dining room and wide sliding glass doors in the living room. A fireplace along the end wall may be enjoyed from both areas. The arrangement of these rooms and the terrace beyond insures complete versatility and privacy when entertaining. The second

feature also combines convenience with privacy; the master bedroom is perfectly located, with three closets doubling as sound buffers, a view on two sides and a private bath with stall shower. Bedroom 2 has cross-ventilation and a very large closet. Opening from the bedroom hall there is a coat closet, a linen closet and a family bath. Bedroom 3 has an optional feature, a choice of door locations which would make it suitable for use as a study or home office. Every woman knows how much of her day is spent at kitchen chores, and will welcome the plan of this kitchen, which puts all appliances within easy reach, includes ample work and storage space and then gives the whole a friendly atmosphere with an exposed beam ceiling and a table area by the bow window. Stairs to the basement are located close to the rear door which also gives access to the back yard, garage and laundry room. A cozy kitchen and a convenient but separate laundry room is the third feature of this very special home.

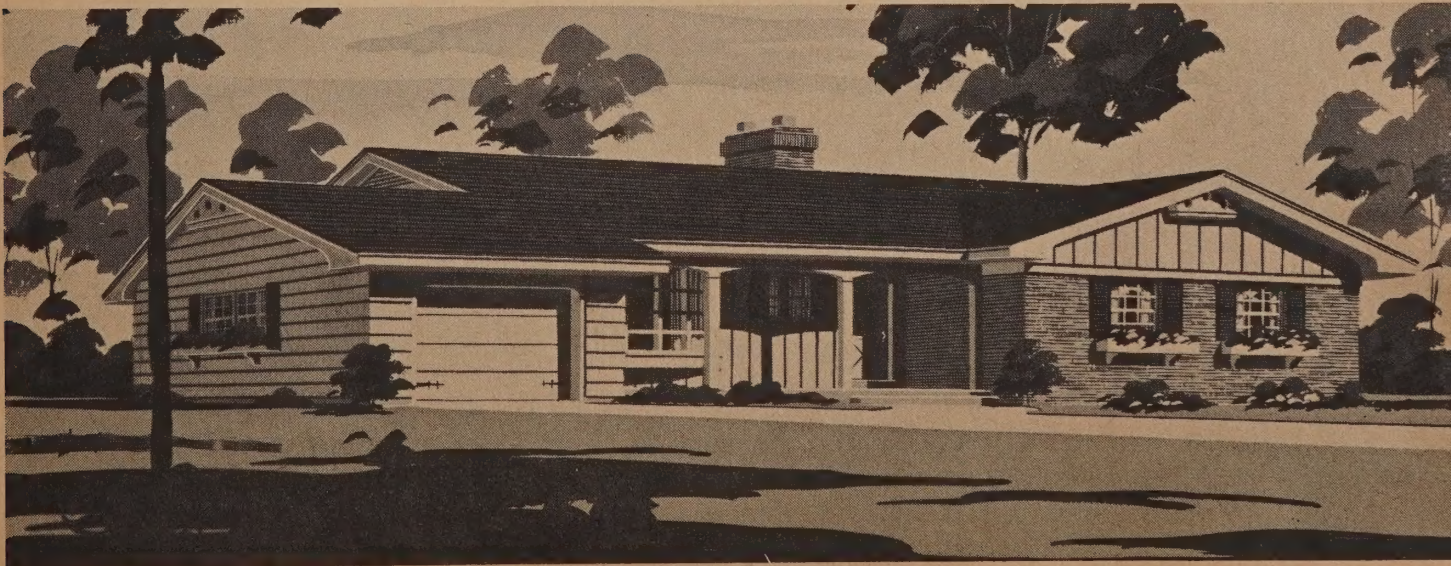
Overall Dimensions: 59' x 35'4".

Square Feet: 1,335 excluding laundry.

Architect: Herman H. York.



HOUSE PLANS, 48 W. 48, N. Y. 10036



Ranch House for a Far-Sighted Family

Plan No. B-4007

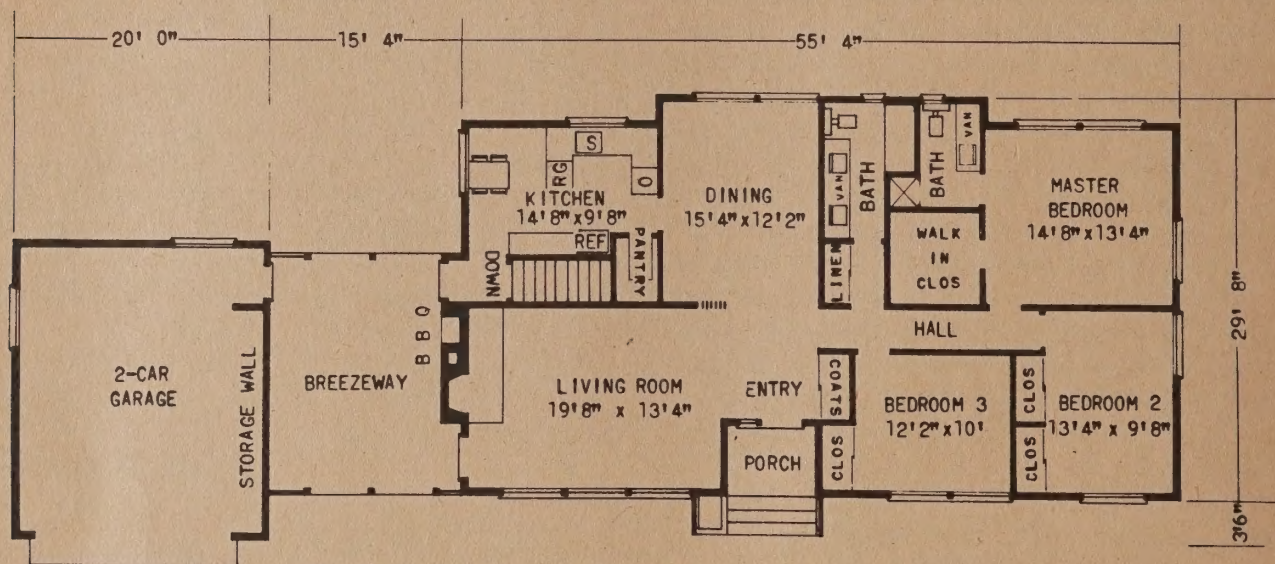
This home was designed for the plank-and-beam system, in order to insure economical construction compatible with the quality of the most expensive houses. A recessed doorway provides covering for the porch and the entry just inside gives the feeling of a centr hall with a vista of the dining room beyond and living room on the left. To the right of the coat closet is the hall leading to the three bedrooms, each master-sized. The parents' bedroom has a tremendous walk-in closet, and the bath beyond has a shower and luxury-vanitory. Back-to-back is the family bathroom, with a double vanitory and linen closet just outside. One of the star aspects of this house is the generous size of the dining room, large enough for family parties and completely separated from the workaday kitchen as well as from the living room. The kitchen has step-saving as its prime objective. The U-shaped work area with range and oven opposite each other is a model of convenience with refrigerator and work-counter add.

ing a square aspect that brings everything close to the busy homemaker. Note the convenient pantry and extra room for storage. The second exposure in the kitchen offers a perfect dinette area and there is a service entry, protecting kitchen and dinette from drafts, but leading right down to the basement. For the family that prefers to eliminate the basement, heater and utilities can be tuckered into the area now shown for basement stairs without altering kitchen arrangement in any way. The attached two-car garage offers shelter on the other side of the breezeway and with doors from garage and house, on need to brave the elements in bad weather. The use of plank and beam offers more than just economy in construction — if you like all the rooms can have cathedral ceiling (conventional ceilings can be added later by your builder) for a luxurious modern look. The bathrooms and closet core have the straight ceilings with storage above and there is overhead storage over the basement stair.

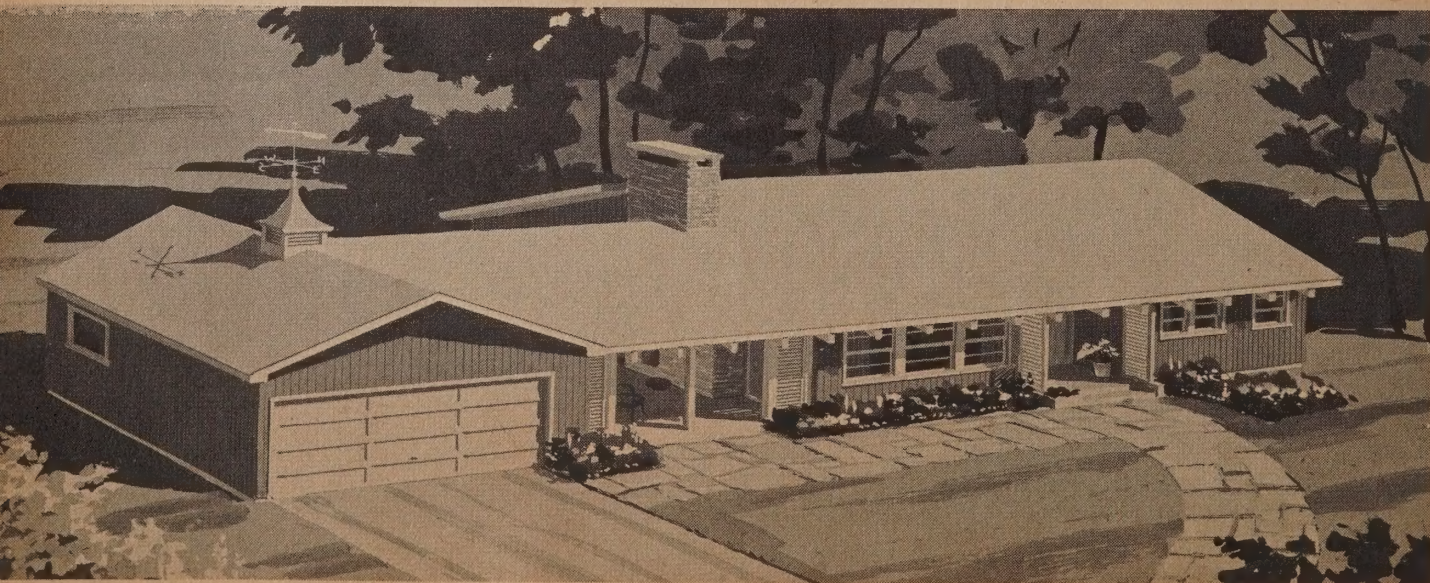
Overall Dimensions: 55'4" x 29'8".

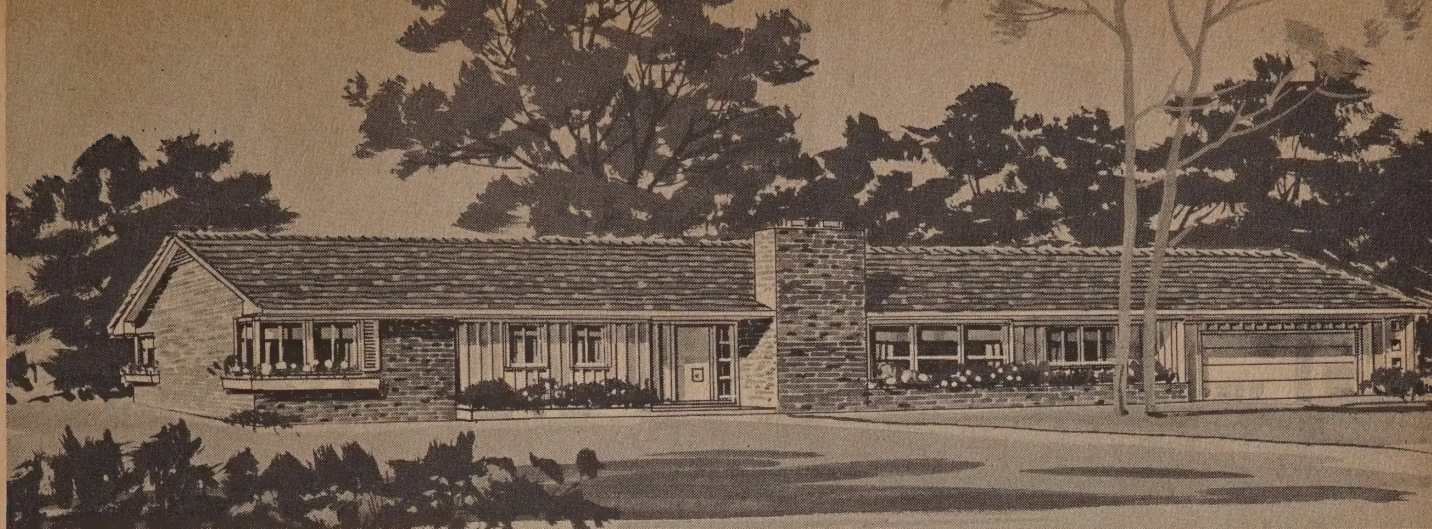
Square Feet: 1,400.

Architect: Caleb Hornbostel & Associates.



This plan includes basementless version.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Beautifully Modern

Plan No. B-7429

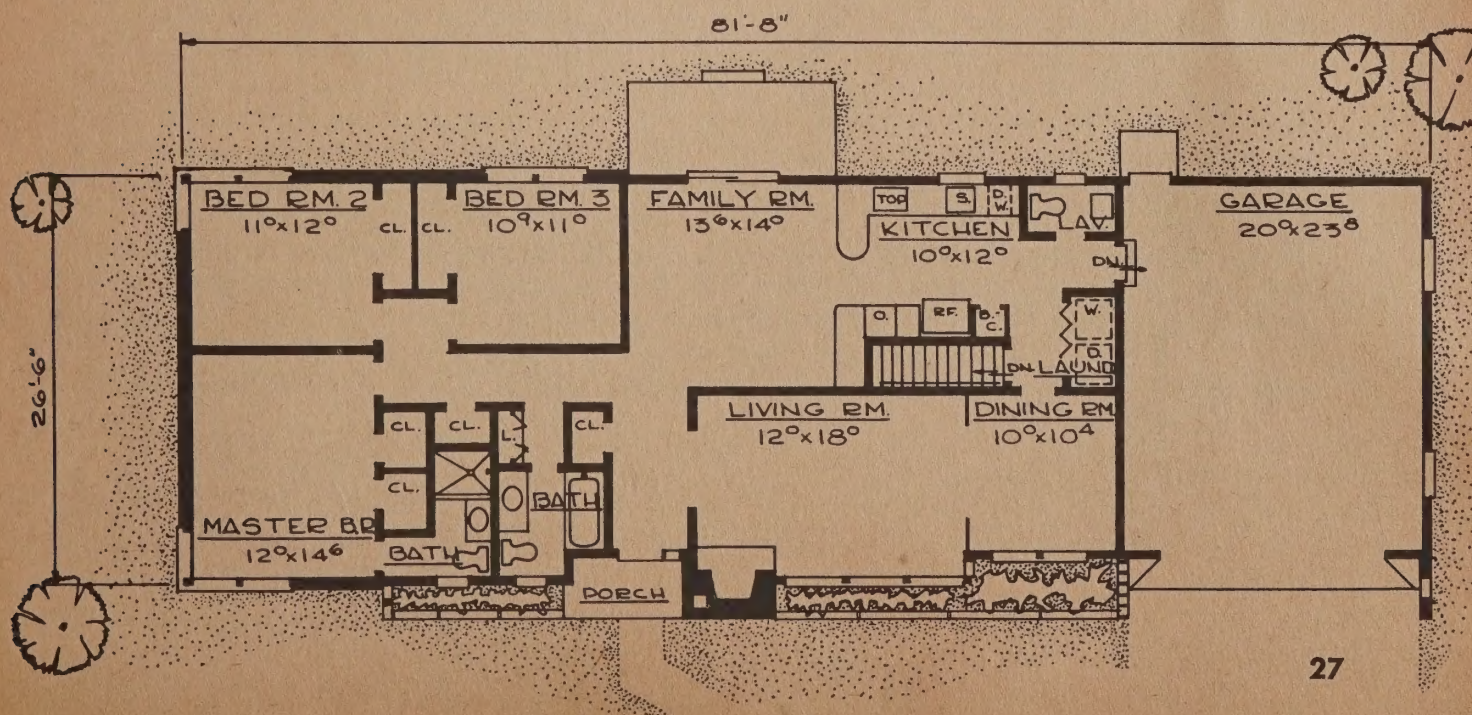
The floor plan of this ranch house is really wonderful; every room is located exactly where it should be for maximum use, convenience, privacy and attractiveness. Note that all of the bedrooms are well protected from any unnecessary noise, all open from a central hall and are out of sight of company areas, and yet they are close enough to the rest of the house to be readily accessible. The master bedroom has three windows, a double closet and a private bath with an enclosed shower. Bedroom 2 has a window which matches the one in the master bedroom, also a large closet, and bedroom 3 has a large closet and a double window. In the family bath there is a vanity sink and in the hall, just outside, a linen closet and a second closet for storage. The front door opens on a nice foyer for welcoming guests; there is a coat closet here and it's just a step to either the family room or the living room. The family room has sliding glass doors which

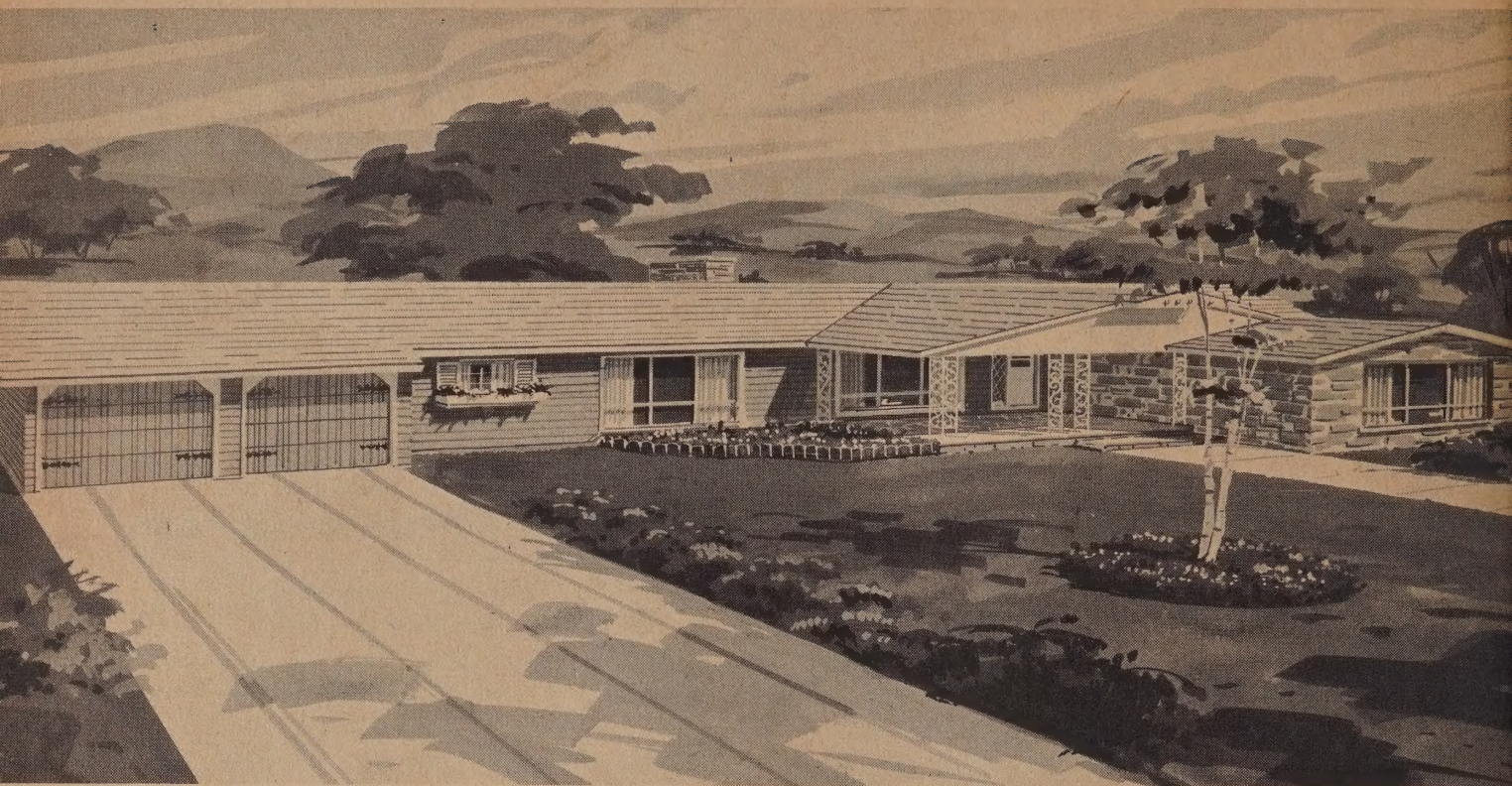
open on the rear of the house and make it possible to extend informal entertainment activities when the weather is nice. There are two snack-bar dividers on the side of the kitchen for real convenience. There is room in the kitchen for every modern appliance, for storage and for a broom closet as well. From the room it will be an easy matter to keep a watchful eye on children at play either inside or outside. Next to the working part of the kitchen there is a service area consisting of stairs to the basement, a laundry area behind folding doors, a lavatory and a door to the garage. Across the front of the house there is a formal living room with a fireplace and three large windows and a formal dining room with two large windows. This arrangement helps to keep both rooms always presentable for company. Down in the basement there is plenty of room for recreation or hobby activities.

Overall Dimensions: 81'8" x 26'6".

Square Feet: 1,505.

Architect: Fenick A. Vogel.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Pleasant Styling

Plan No. B-6268

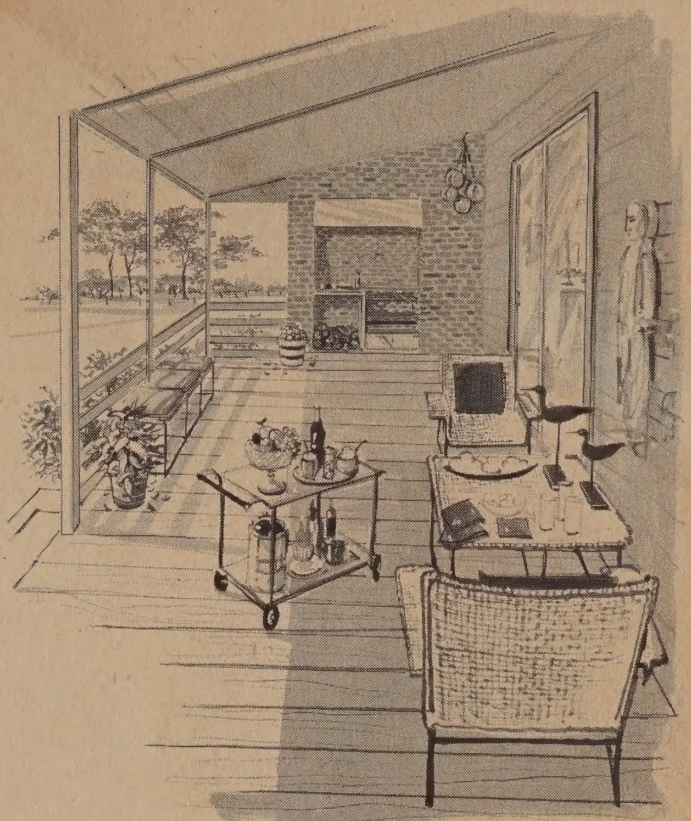
This house has been designed to suit the needs of a family from the time the children are small until they have families of their own and come to visit! The heart of this three-bedroom, two-bath ranch is a living room which extends from the flagstone porch at the front of the house a full 20' to the rear. Large triple glass windows front and rear give you cross-ventilation and two pretty views. There is also a fireplace with a very wide raised hearth and room for a built-in hi-fi and television. The adjacent dining room also has three big windows at the front and sliding glass doors which open on a patio. The kitchen has an L-shaped layout, with room for a double built-in oven, a counter-top range, a dishwasher and ample cupboard and counter space. There is also a dinette corner close to the rear windows overlooking the patio. Off the kitchen there is a laundry and mud room with a patio door, stairs to the basement and access to the garage. The two-car garage has room at one side for a work bench,

space at the rear behind folding doors for storing toys and tools and a storage room with an outside door for garden equipment. The design of the bedroom wing allows two nice bedrooms for children or guests, with a closet wall between and a full bath which may be shared by the occupants of these two rooms. Parents will welcome the luxury of the completely private master bedroom with its large window areas, private bath with enclosed shower and entry dressing room which boasts a total of eight closets. The large flagstone porch at the front of the house gives a hint of the feeling of spaciousness which is felt as one goes on into the foyer and from there to the various areas of the house. Worth noting: the fact that the patio can be transformed into a family room with a minimum of fuss and expense, should you wish to do so. The pleasant styling of the exterior, combining clapboard and stone, will keep its eye appeal through many long and happy years.

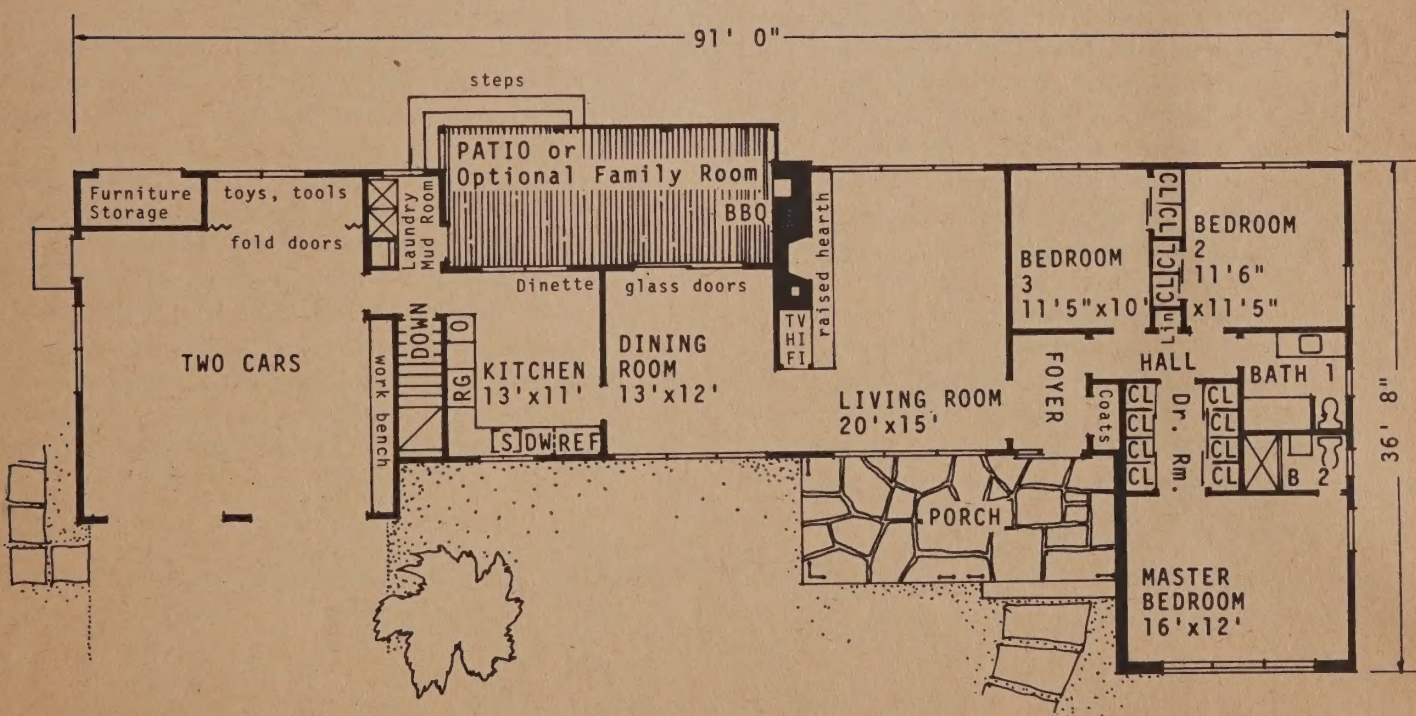
Overall Dimensions: 91' x 36'8".

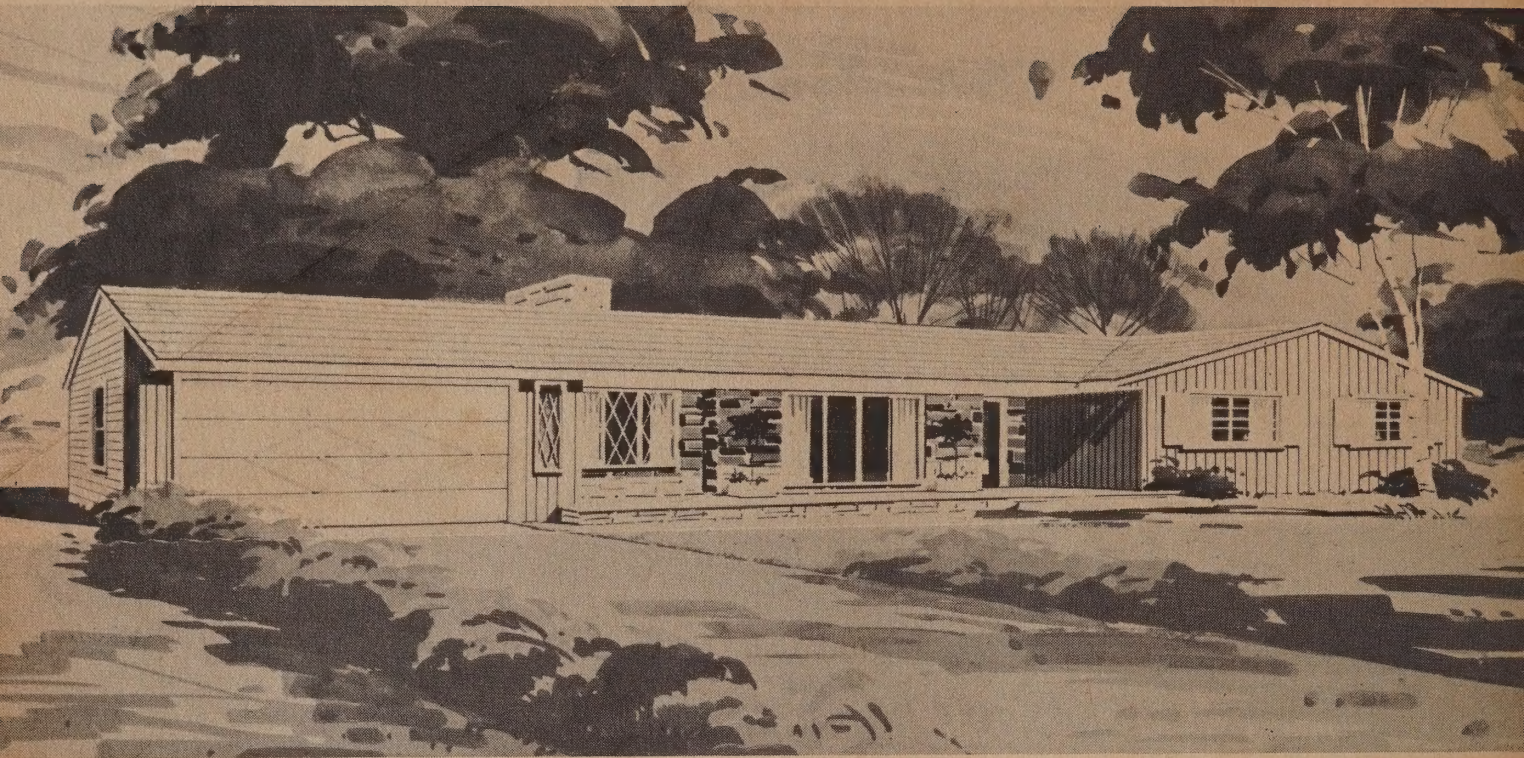
Square Feet: 1,425.

Architect: Lester Cohen.



The delightful outdoor patio could be a family room too.





HOUSE PLANS, 48 W. 48, N. Y. 10036

One Wonderful Floor

Plan No. B-7574

This ranch house is just the right size for the average family with two or three children. It also has a wonderful floor plan which will let that family enjoy many at-home activities. At the rear of the center entrance hall there is a spacious family room; with sliding glass terrace doors and a fireplace with extended hearth, this room will prove ideal for informal get-togethers all through the year. The dinette area of the kitchen, designed for informal meals, also has sliding glass terrace doors which open near a barbecue center. The whole terrace is private yet convenient and large enough for real enjoyment. At the far end there is a door which opens on a service area consisting of a storage closet, laundry area and adjacent lavatory. A wide window above the sink in the efficient kitchen affords supervision of the youngsters at play on the terrace or in the yard beyond. Please note that from the kitchen it is only a step or two to any of the areas where meals may be served. Leaded glass windows add

interest to the formal dining room at the front of the house and in the living room beyond there are four full length windows. These two rooms are convenient for formal entertaining from the standpoint of both hostess and guests and may easily be combined for large gatherings. The two family bedrooms are nearly identical; both have double front windows and double closets with sliding doors. The master bedroom has cross-ventilation, a dressing room with four closets and a built-in vanity and a private bath. The family bath is convenient to both bedroom and daytime areas and has a vanity sink. In the hall outside there are three big closets. On one side of the attached two-car garage there are a built-in work bench, stairs to the basement, a storage closet and door to the service area. At the rear are two big storage rooms, with indoor and outdoor access. An exterior of wood and stone features an eye-catching covered porch and will look wonderful in any setting you choose.

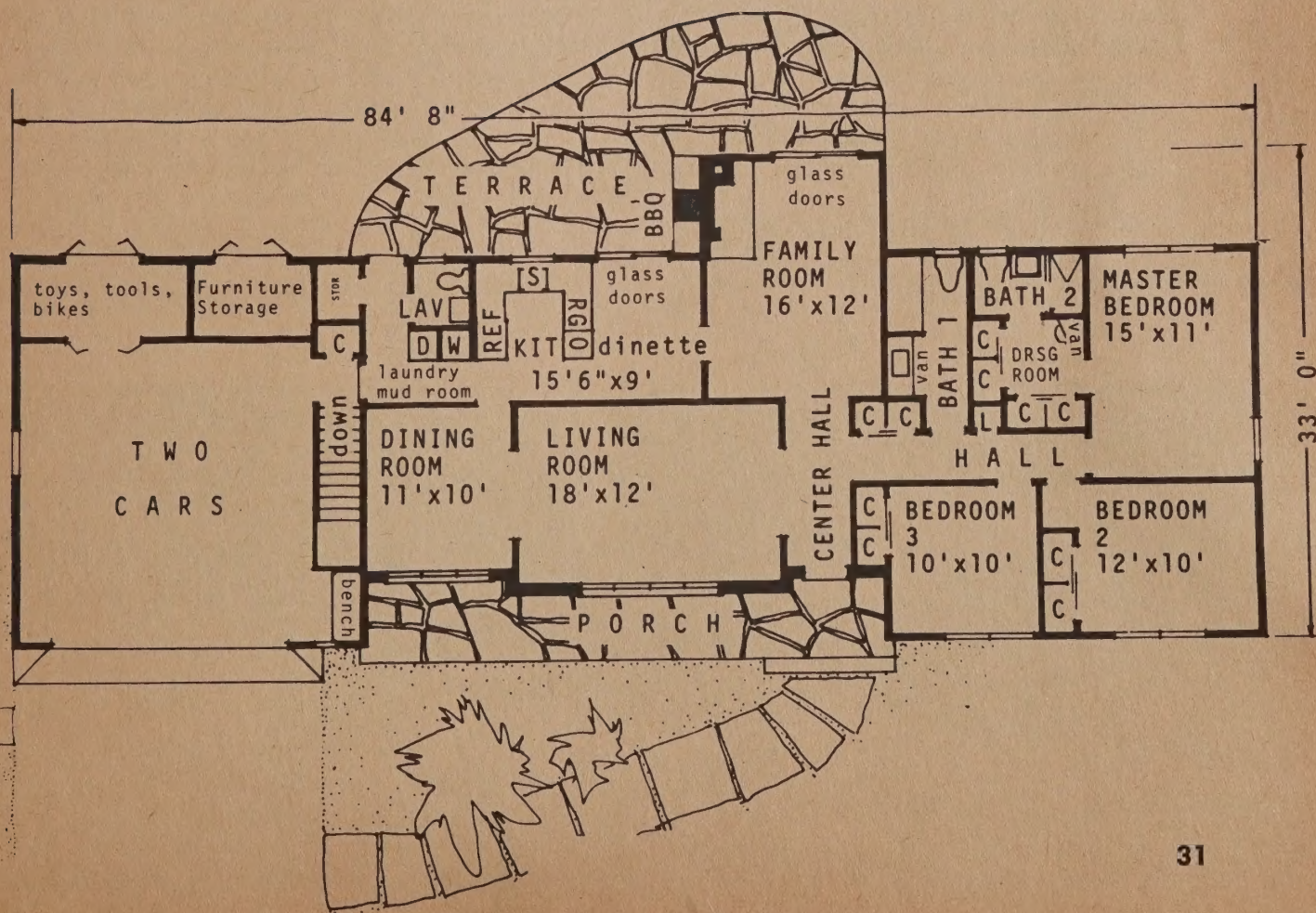
Overall Dimensions: 84'8" x 33'.

Square Feet: 1,405 excluding mud room-service area.

Architect: Lester Cohen.



The family room—bright, cozy and delightful.

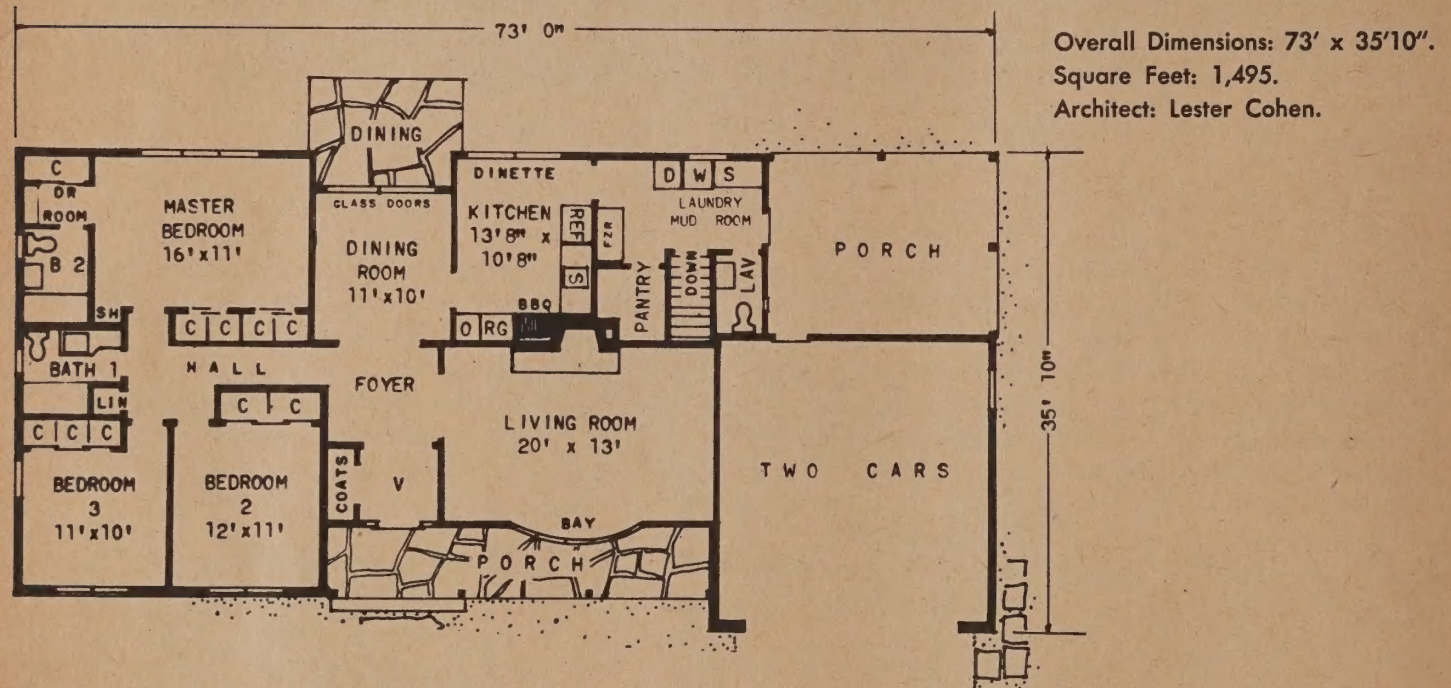


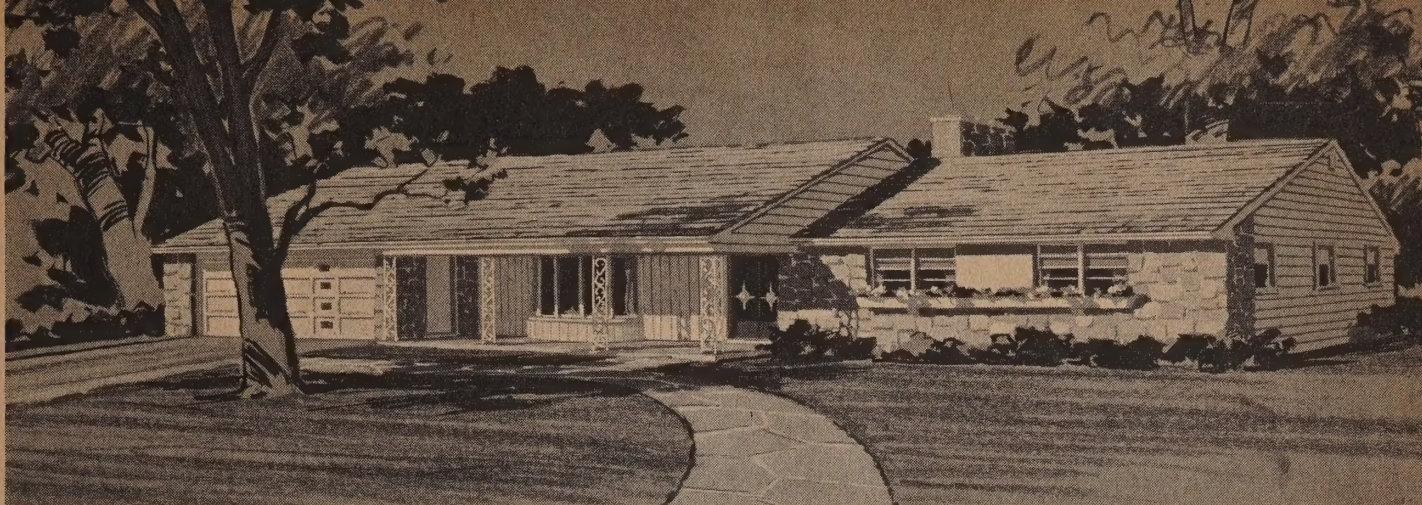
The Just-Right Ranch House

Plan No. B-9454

Every day of the year and in every area of family life this ranch house will prove to be just right. For example, it has a nice flagstone front porch that's sheltered from wind and weather making it a pleasant place to welcome guests or simply sit and rock. A larger porch at the rear, roofed over and protected on two sides, can serve as a year-round passage between the two-car garage and the mud room and it can also provide a private area for entertaining and a safe play space for small children. A third outdoor area is the flagstone dining patio, connected to the dining room by large glass doors. The front porch entrance opens on a large, bright vestibule complete with coat closet and the rear porch entrance opens on a mud room-laundry where there is a lavatory, stairs to the basement, room for laundry equipment, freezer corner and huge pantry closet. A compact combination of facilities such as that offered in the mud room will do much to speed along indoor and outdoor chores. No "through traffic"

in the living room and plenty of unbroken wall space make this room easy to decorate nicely and easy to keep looking that way, too. The two chief features, a graceful bay window and a handsome fireplace with a long hearth, complement each other perfectly. Barbeque meals have earned a rightful place on the American menu, and in this kitchen those meals can be cooked with a minimum of fuss on the barbeque fireplace. The usual kitchen chores can be handled with ease too and informal meals can be served pleasantly in the roomy dinette corner. In the bedroom area to the left of the foyer there is a family bath with a sink and vanity combination, and there are three large bedrooms. There's a total of eleven closets—all but the linen closet have sliding doors, and there are nice big windows in each bedroom. The master bedroom also has a private bath, a dressing room with vanity and some handy shelves. A handsome stone and shingle exterior seems perfectly suited to this ranch house.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Traditional But Different

Plan No. B-7496

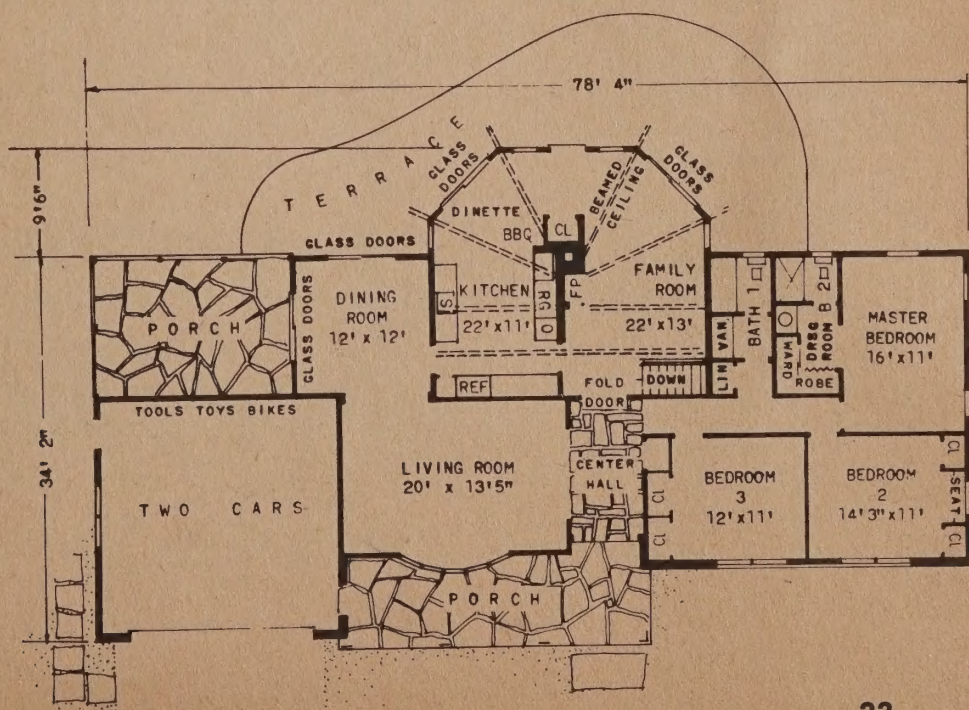
Behind the ever-popular traditional facade is a floor plan completely different in its concept, providing a practical, organized, yet dramatic living area. A sloping beamed ceiling sweeps around the rear of this home connecting the kitchen with the family room, including space for a dinette. The enormous bay thus created extends into the rear garden and can also be seen from the main entrance. Immediately on entering the house through the flagstone center hall the focus of attention is on the family social area. The core of this area is a brick fireplace—a veritable hub around which all household activity turns. On one side is the kitchen and on the other the family room. Between are a dinette, with a barbeque fireplace for cook-ins, and an extension of the family room which allows it to flow outdoors to the terrace and garden. This expansive indoor-outdoor living area, with floor-to-ceiling glass on all outside walls, is completely informal and contains all the necessities of day-to-day family routine. The formal

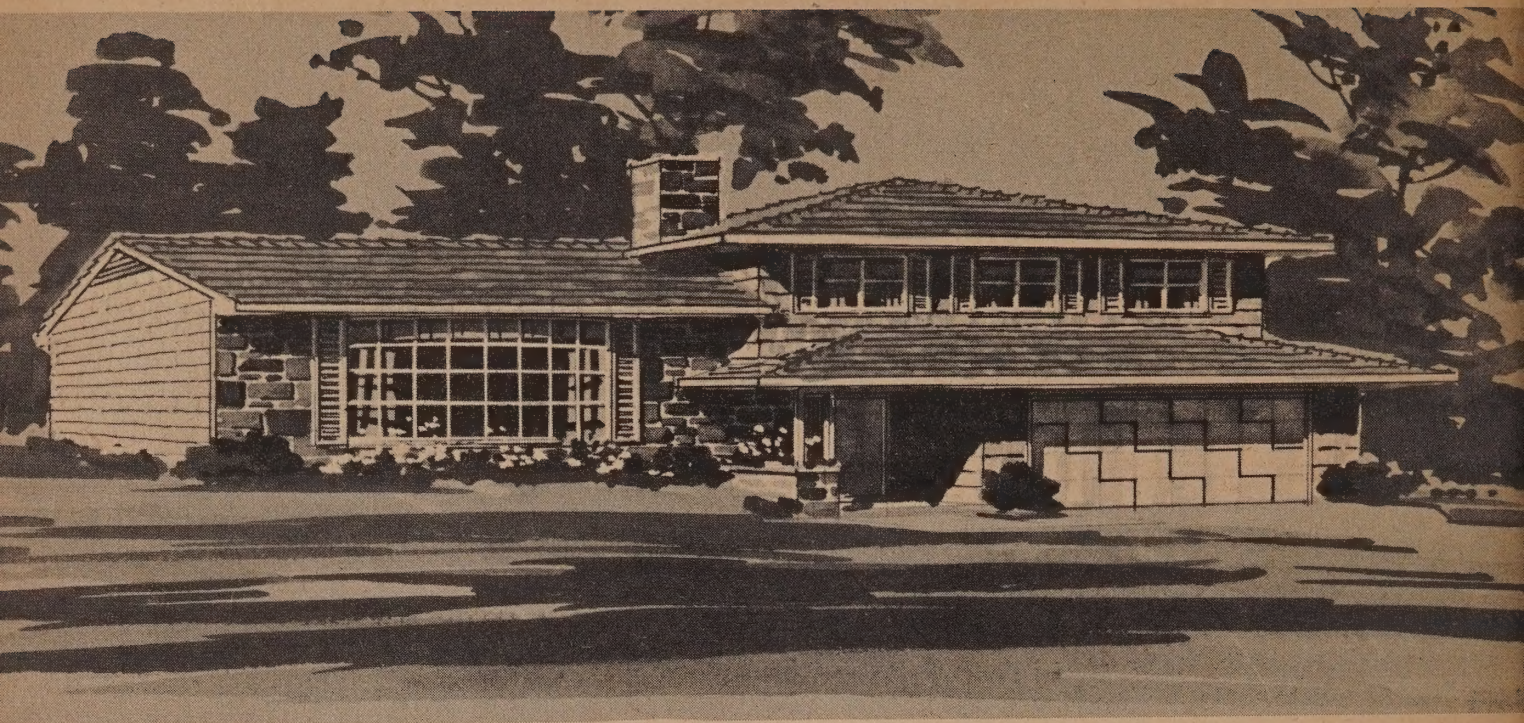
living room remains set apart from the daytime activity area, a special place for special gatherings. Its focal point is a bow window overlooking the covered flagstone porch with its grill-work columns. There is no need ever to cross the formal living room to reach any part of the house. The dining room also has an unusual amount of privacy plus two sliding glass doors. One leads to the side porch, which can be screened, and the other leads to the terrace as do the two in the family area. Every one of the three bedrooms has plenty of closet space and a nice arrangement of windows. Bedroom 2 has a comfortable window seat and the master bedroom has a separate bath and dressing area which is most convenient. The family bath has been designed to double as a powder room. The basement is complete with recreation room, laundry, bar, lavatory, game storage closet and walk-in cedar closet. Wood siding and stone have been used for the traditional exterior of this very different home.

Overall Dimensions: 78'4" x 34'2".

Square Feet: 1,690.

Architect: Lester Cohen.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Tri-Level Triumph

Plan No. B-4990

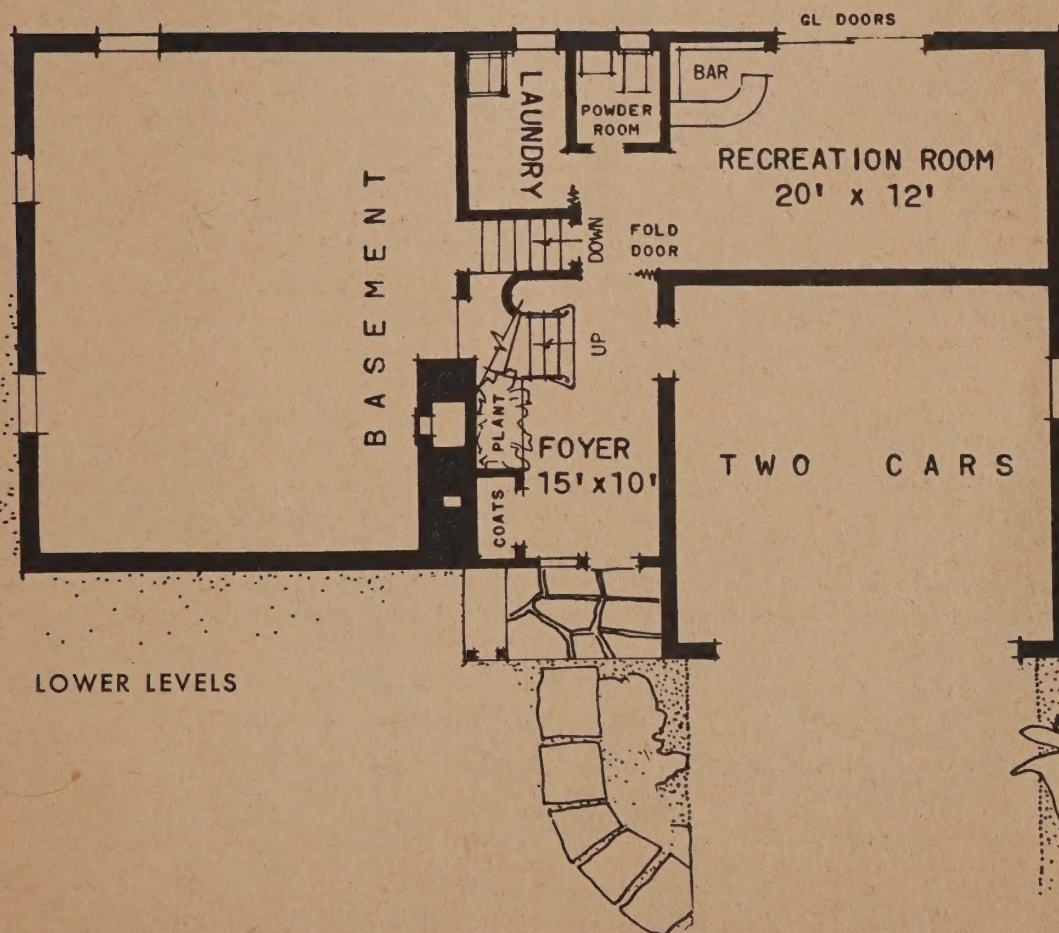
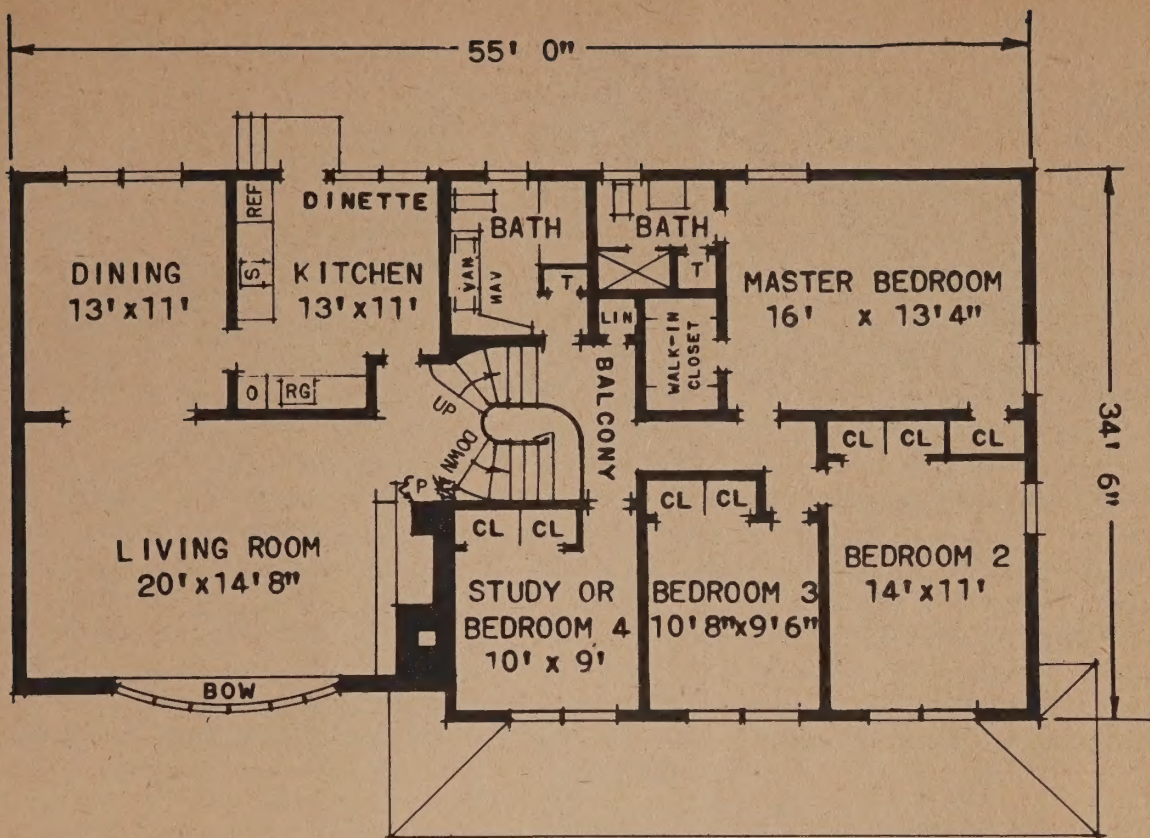
The popularity of split-level houses is widespread, and this well-designed home shows the reason why so many families choose them. First of all, it has a plan which can be adapted to nearly any lot, and the exterior is an interesting combination of cut stone and wood shingles with three eye-catching roof levels, and a window arrangement quite different from the usual. The front door leads to a foyer on the lower level; next to the front entry on the outside there is a planter box, and there is another just inside by the stairs. There is also a coat closet in the foyer, and a full length glass panel at the door to bring natural light to the whole area. Also on the lower level there is a two car garage, a laundry, a powder room and a recreation room with a corner bar and sliding glass doors to the back yard. One level down from this is the full basement for utilities, storage, etc. The level above the foyer consists of living room, dining room, and kitchen. In the living room there is a gracefully curving bow window, a fireplace with raised hearth

and the planter by the stairs is seen from the room. Two windows in the dining room look toward the rear of the property, and THIS is a dining room that is big enough for entertaining, close to the kitchen and with privacy as well. Part of the kitchen is designed to be the working half, with a built-in oven, counter-top range, and plenty of cupboard and counter space. Another part of the kitchen, with two windows, has been designed for informal dining, and since there is an outside door in this room it means a lot of time and steps saved for the entire family. The stairs to the different levels are located in the center of the house and curve around to form a balcony on the top level. At this level there is a master bedroom with two exposures, a wardrobe closet, a walk-in closet, and a private bath with an enclosed shower and a linen closet. Bedroom #2 has three windows and two closets, bedrooms #3 and #4 have two windows and two closets each. The family bath has a vanity sink, a tub, and a linen closet, and there is another in the hall outside.

Overall Dimensions: 55'0" x 34'6".

Square Feet: 1,560.

Architect: Lester Cohen.

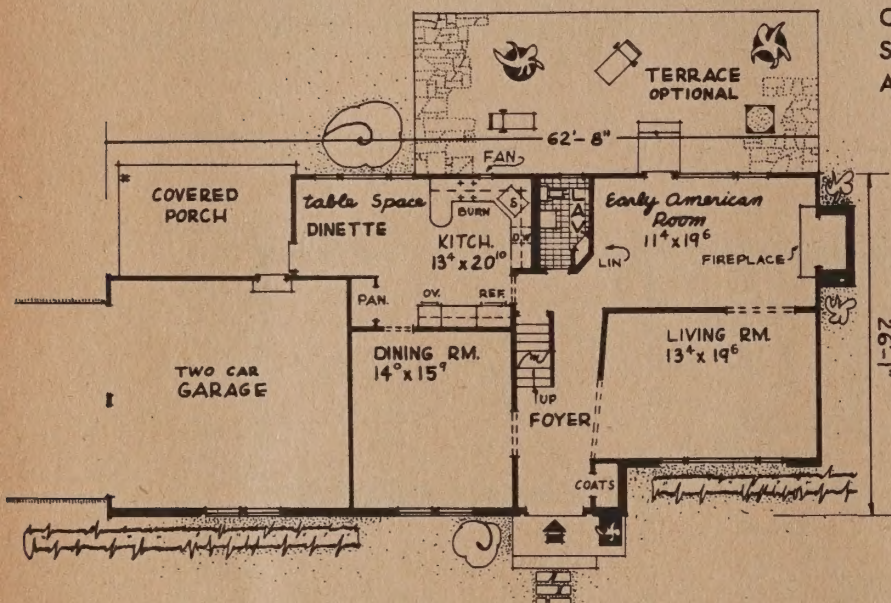


Welcome Home

Plan No. B-4234

This lovely two story home is a welcome change for the family that is looking for an unusual floor plan. Every room has a fresh design approach and they all combine to make a wonderful whole. From the outside the house presents an appearance of solid charm, with classic wood shingles and brick veneer set off by shuttered windows and a double front door. The sparkling diamond paned windows in the door help to light the foyer, and the planter next to the entry adds another welcome note. Both the living room and the dining room are spacious, well lighted, and convenient for entertaining formally. For the more informal get-togethers there is an Early American room, with a large cheerful fireplace as a dominant note, and two windows and a door facing on the terrace. The terrace is, of course, optional, but it certainly would be a joy to have, and it would make an excellent play area for the children. This house also has a covered porch; with a door to the

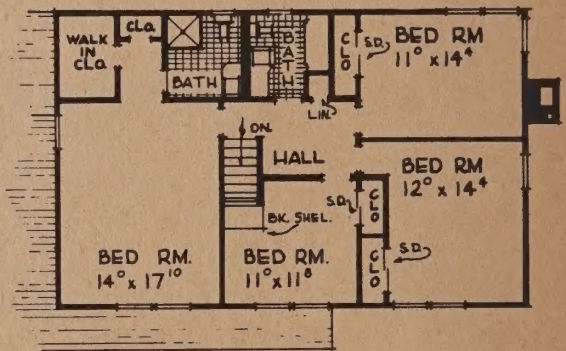
attached two car garage and another door to the kitchen it makes a convenient passway from garage to house. It could also be easily screened or glassed in for use as a summer dining room. Three big windows in the dinette make it easy to enjoy a view with the family meals. The well organized kitchen has a serving counter, an angled sink, and an excellent arrangement of cabinets and work areas. The lavatory has been centrally located, convenient to all rooms. In the master bedroom there is a private bath with an enclosed shower and vanity sink, a walk-in closet, a second closet and three windows for cross-ventilation. The other two corner bedrooms have cross-ventilation too, plus large closets with sliding doors. The fourth bedroom has a built-in book shelf, two windows, and a closet with sliding doors. In the family bath there is a full tub and a vanity sink. There is a linen closet on each floor, a pantry closet in the kitchen and a coat closet in the foyer.



Overall Dimensions: 62'8" x 26'1".

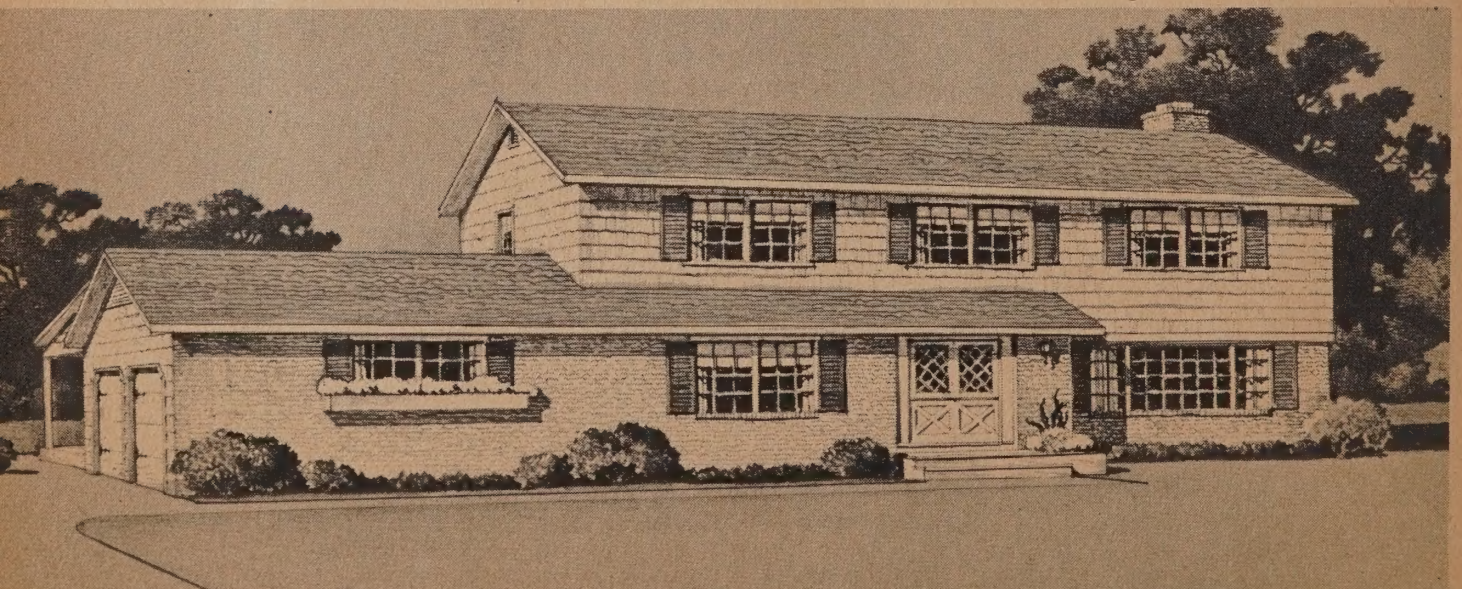
Square Feet: 1,058 (first floor); 1,021 (second floor).

Architect: Herman H. York.



Second Floor

HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Room To Spare

Plan No. B-8533

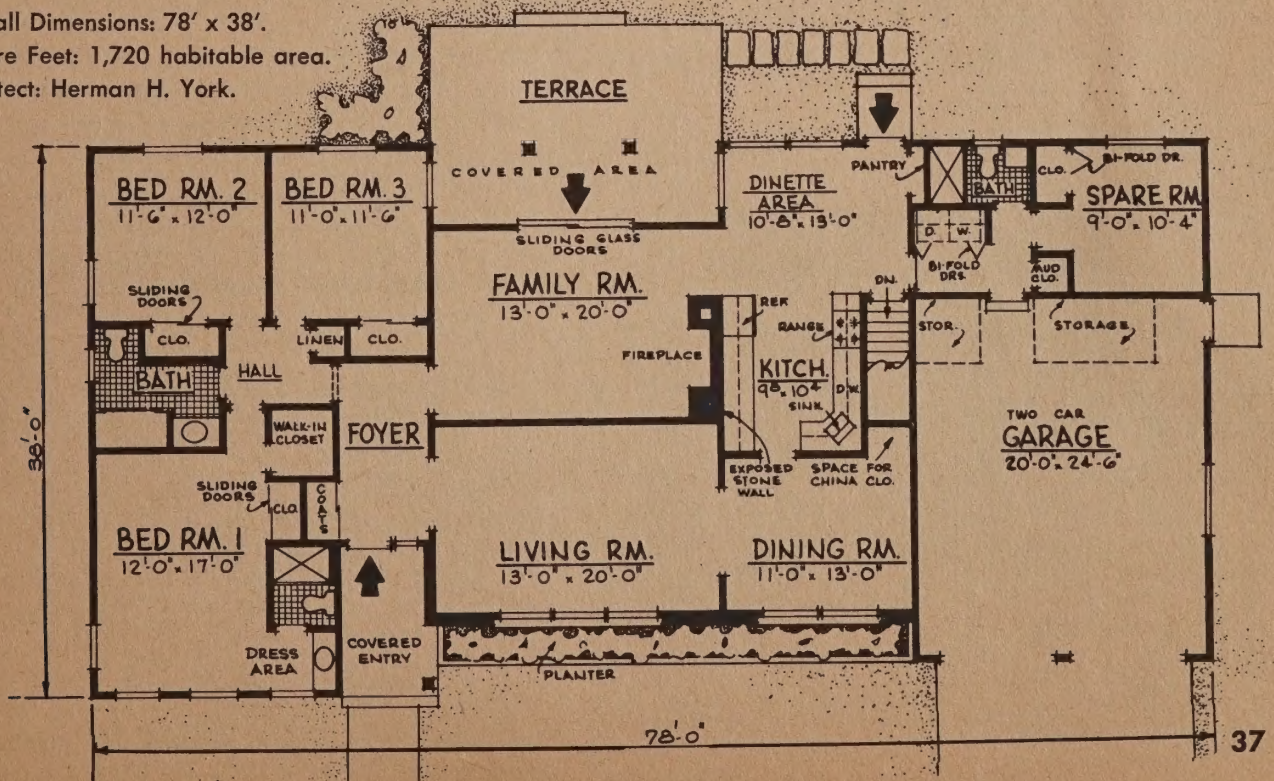
This ranch house plan displays an outstanding room arrangement of three major living areas plus a spare room at the rear. A covered entry shelters the front door; just inside there is a well lighted foyer, with a coat closet, which leads to all three areas. The family bath, a linen closet and all three bedrooms are to the left; bedrooms 2 and 3 have cross-ventilation and sliding door closets which leave floor and wall space free for furniture arrangements. Four windows give the master bedroom double exposure. A dressing area with a private bath and separate vanity sink, a sliding door closet and a walk-in closet are also included in the design of this comfortable area. Both the living room and the dining room have been located at the front of the house, where they will be most convenient for formal entertaining. Large window areas, plenty of wall and floor space and easy communication between the two rooms without sacrificing any privacy are important features. More informal gather-

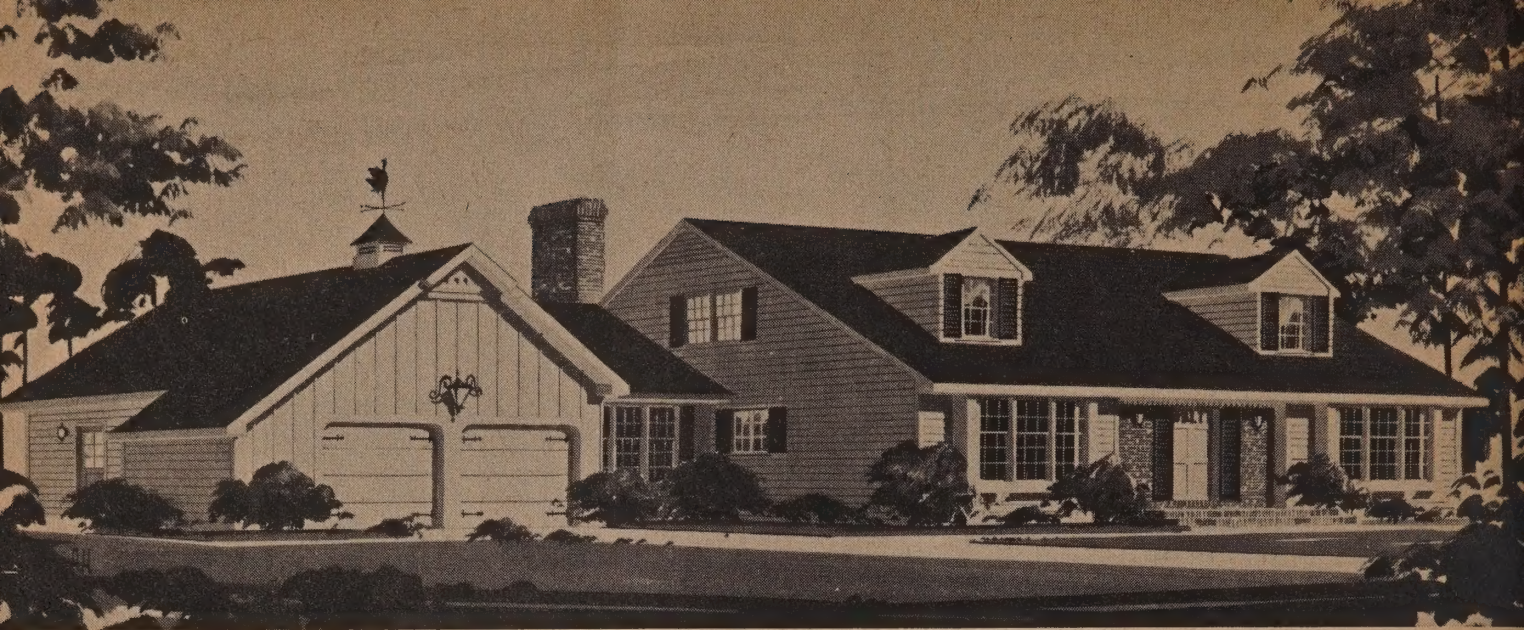
ings will be enjoyed in the family room. Sliding glass doors along the rear wall open to a spacious terrace area, partially covered for greater comfort. A large fireplace gives the family room a feeling of cozy comfort. The stone of this fireplace wall also adds to the decorative effect of the efficiently designed kitchen. In this most important room there is an up-to-date corner sink, all appliances are within easy reach and a lot of cupboard storage and counter top work space is available. To the rear of the kitchen are stairs to the basement and a charming dinette area, a pantry closet and an outside entry. A service area adjacent includes laundry equipment concealed behind bi-fold doors, a mud closet and a full bath as well as the well-appointed spare room. The attached two-car garage has an inside door and a side door and plenty of extra storage space. Vertical wood siding, stone trim and a long planter combine to give the exterior a sleek, modern appearance.

Overall Dimensions: 78' x 38'.

Square Feet: 1,720 habitable area.

Architect: Herman H. York.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Spacious Symmetry

Plan No. B-8534

The exterior of this spacious home displays a lovely symmetrical quality which is most pleasing to the eye. A handsome doorway, framed by shutters and mellow brick, has a wide set of brick steps leading up to it. There are triple bay windows on either side and matching shuttered dormer windows above. Although the major portion of the exterior is of clapboard, the front of the two-car garage uses wide board siding. A dovecote and a cupola add just the right amount of trim. At one side of the garage there is a large storage area and an outside door; a door at the rear leads to an all-purpose service area. Here there is a well-planned laundry room, a lavatory, a mud closet, a door to the back yard and an inside door to the family room. This room has been located and designed for maximum use. Wood paneled walls and an exposed beam ceiling, plus a large fireplace, lend a feeling

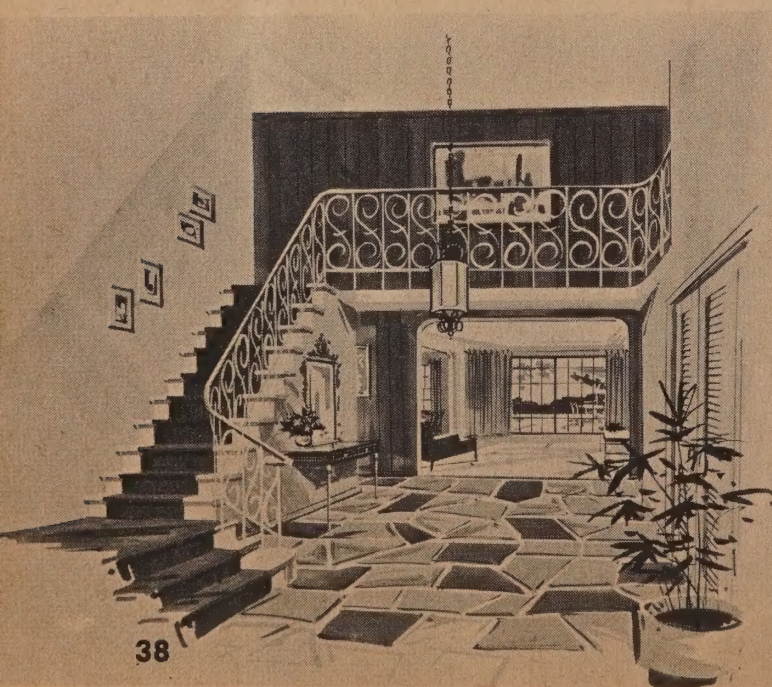
of warmth and hospitality. Sliding glass terrace doors in the rear and three wide windows at the front will make it a nice bright room and provide convenient expansion during warm weather. Two large closets supply ample storage space. A pair of swing doors open on the working area of the kitchen, a spacious and efficient arrangement of utilities and cupboards. At the front there is a nice dinette space, complete with comfortable window seat. On formal occasions you'll welcome the convenient yet completely separate dining room and living room. Both are nicely proportioned for really comfortable furniture arrangements and with a pretty view of the terrace. From the beautiful two-story foyer there is a commanding vista of the living room and the terrace beyond the sliding glass doors. A closet for coats and a sweeping staircase to the second floor are included in the foyer; opening off the hall beyond it are stairs to the basement, a linen closet, a powder room-bath combination and two bedrooms. The rear bedroom has three closets and cross-ventilation and the front bedroom, also suitable for use as a den, has a window seat and a large closet. The plan for the second floor has three charming bedrooms, a second split bath and a total of seven closets.

Overall Dimensions: 79' x 34'8".

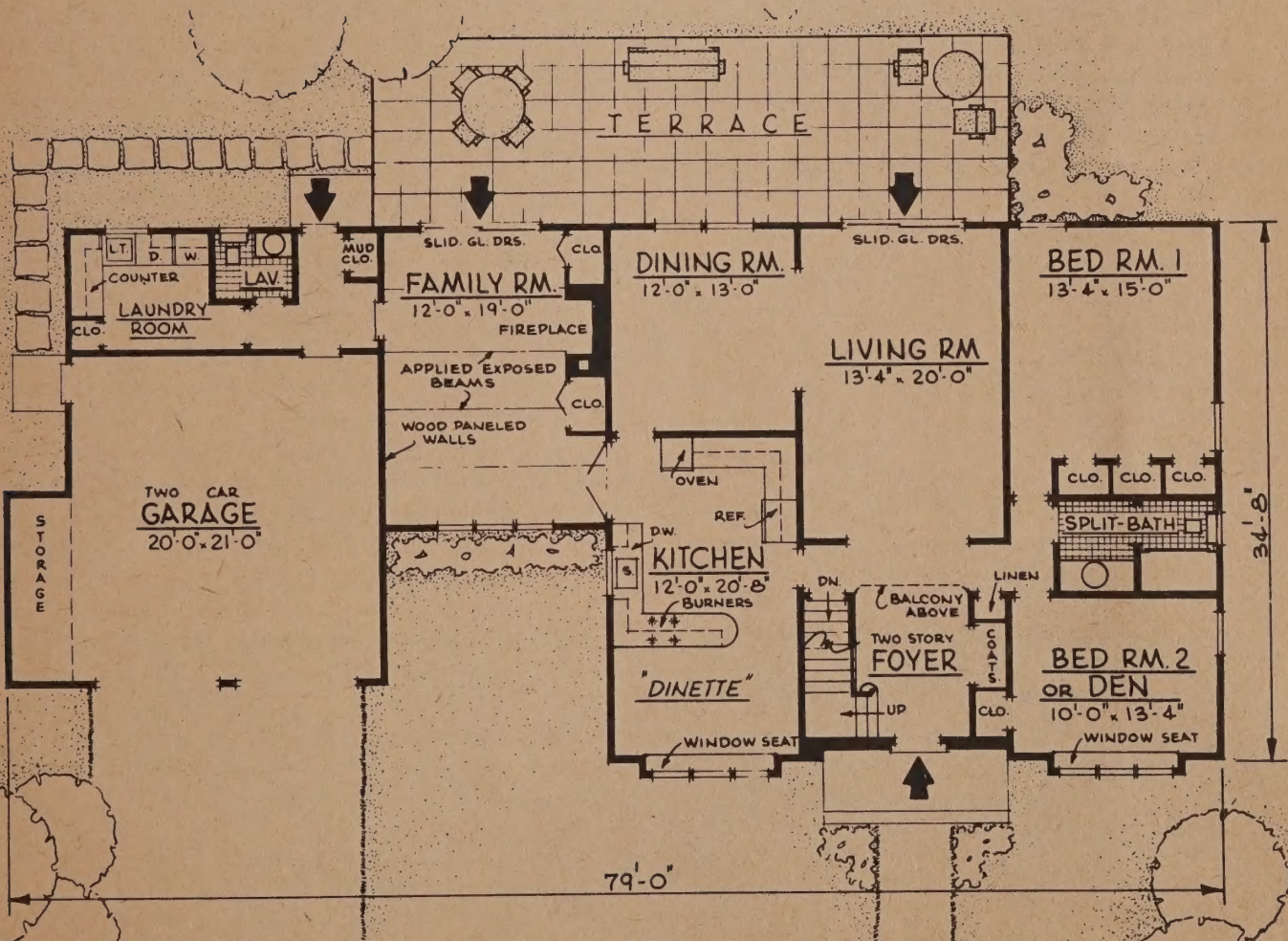
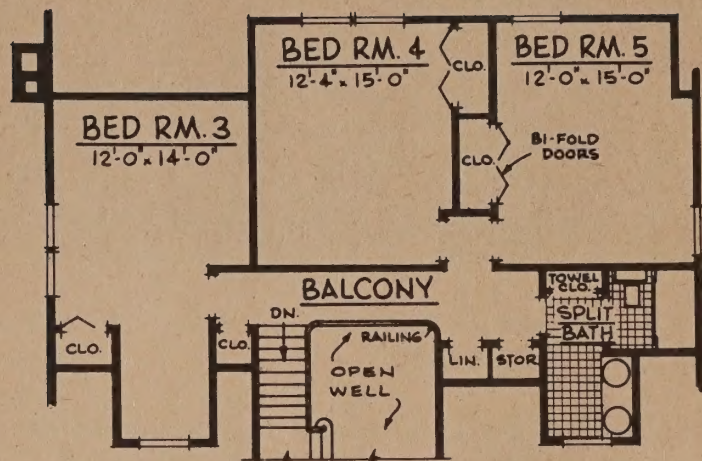
Square Feet: 1,560 first floor, excluding service area and garage.

690 second floor.

Architect: Herman H. York.



The formal 2-story foyer is highlighted by a graceful stairway and balcony.



Family Plan Split-Level

Plan No. B-6591

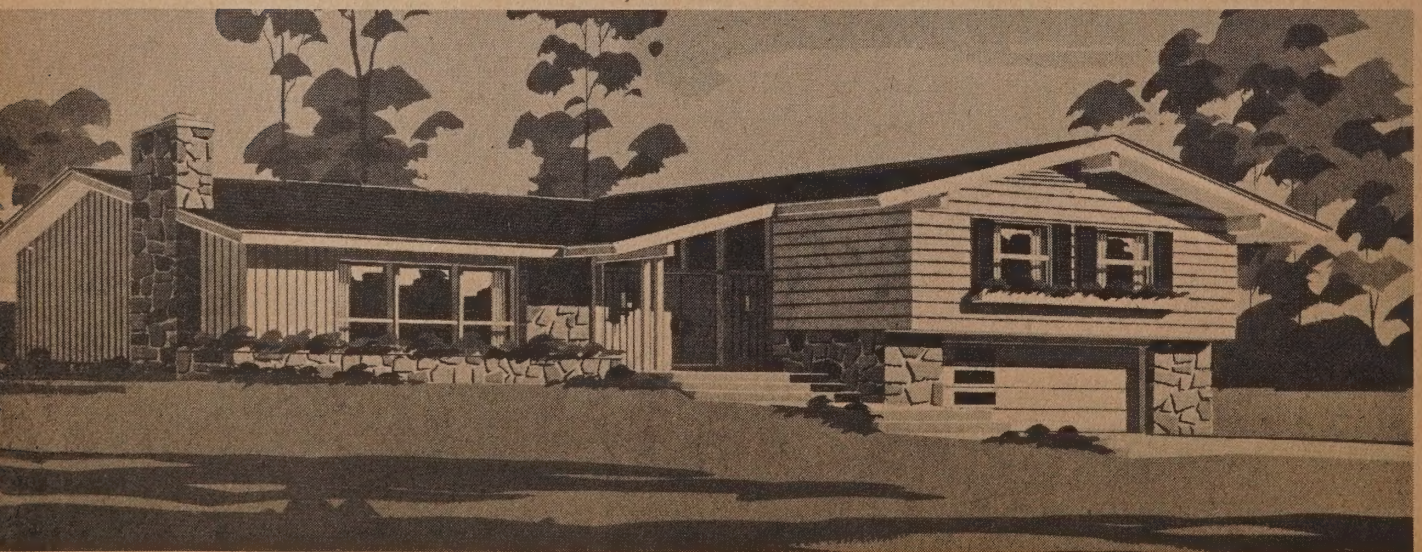
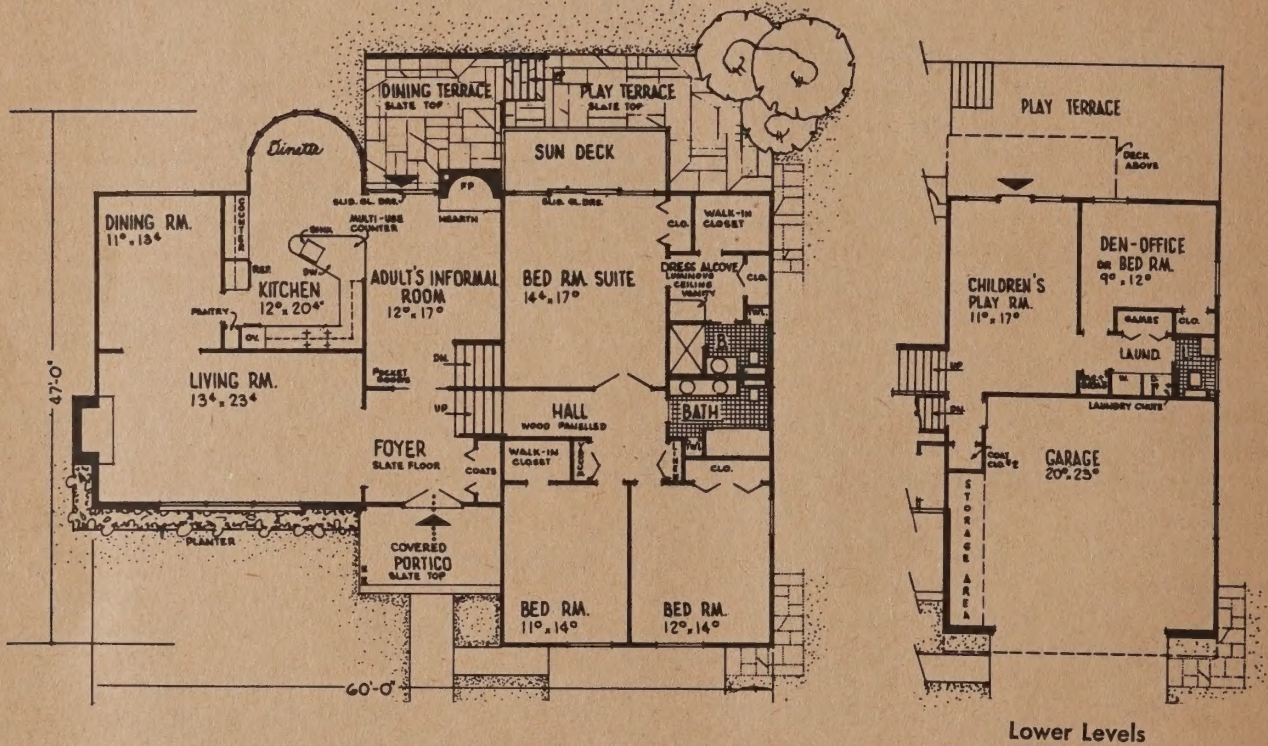
This plan has been thoughtfully divided to give adults and children retreats of their own. The main level has an adult's informal room; pocket doors set it off from the foyer and there are stairs to the lower level, a beautiful fireplace and sliding glass doors which open on the slate floored dining terrace. For more formal adult entertaining there is a spacious living room with three big windows and a fireplace, and a dining room with an extra wide window. An interesting kitchen plan features a charming dinette space within a semi-circle bow of windows. The "business" end has ample storage and work areas, a step-saving grouping of appliances and sink set into a multi-use counter. The main entrance to the house is also on this level. Both front bedrooms have large closets and ample window space. Double doors open to

the master bedroom suite, a luxurious retreat for parents. This suite has a wall of sliding glass doors which open on a private sun deck. The three closets, a dressing alcove with a luminous ceiling and built-in vanity, and a private bath with enclosed shower, complete this magnificent area. The lower level has a double garage at the front with storage space on the side, and an inside door which opens near a handy coat closet. From this area there are stairs which lead to the cellar. A special play facility for children combines a well lighted play room with a door to a slate top play terrace. There is an extra room on this level which has been designed for use as a den, home office or extra bedroom. A lavatory, games closet, laundry corner and cleaning equipment closet all are grand helps in maintaining an orderly home.

Overall Dimensions: 60'5" x 47'.

Square Feet: 1,895 living and bedroom levels.

Architect: Herman H. York.





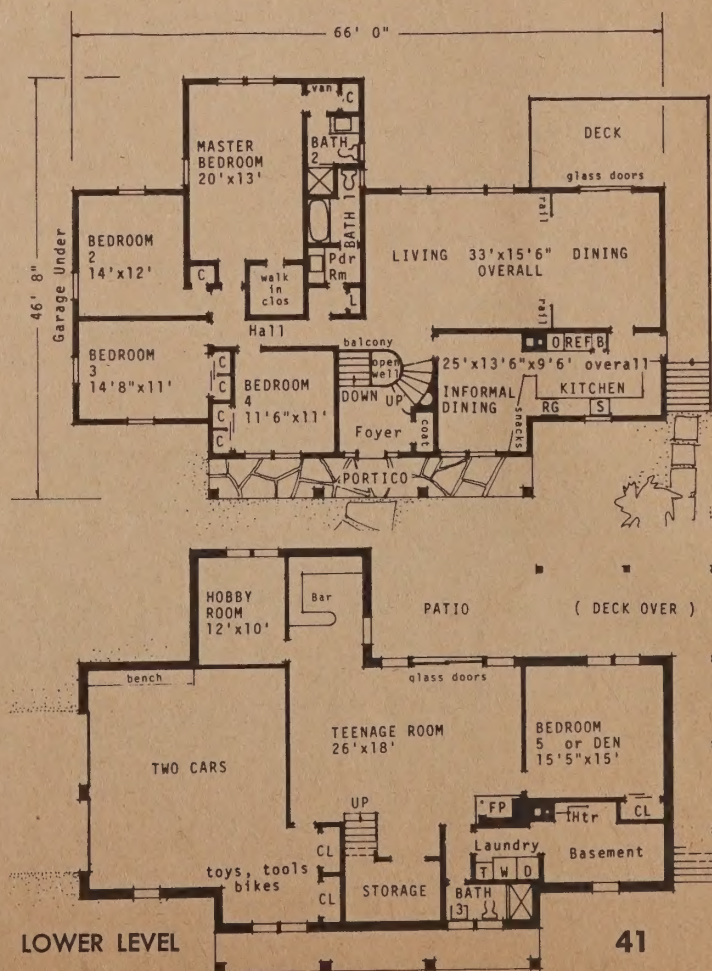
HOUSE PLANS, 48 W. 48, N. Y. 10036

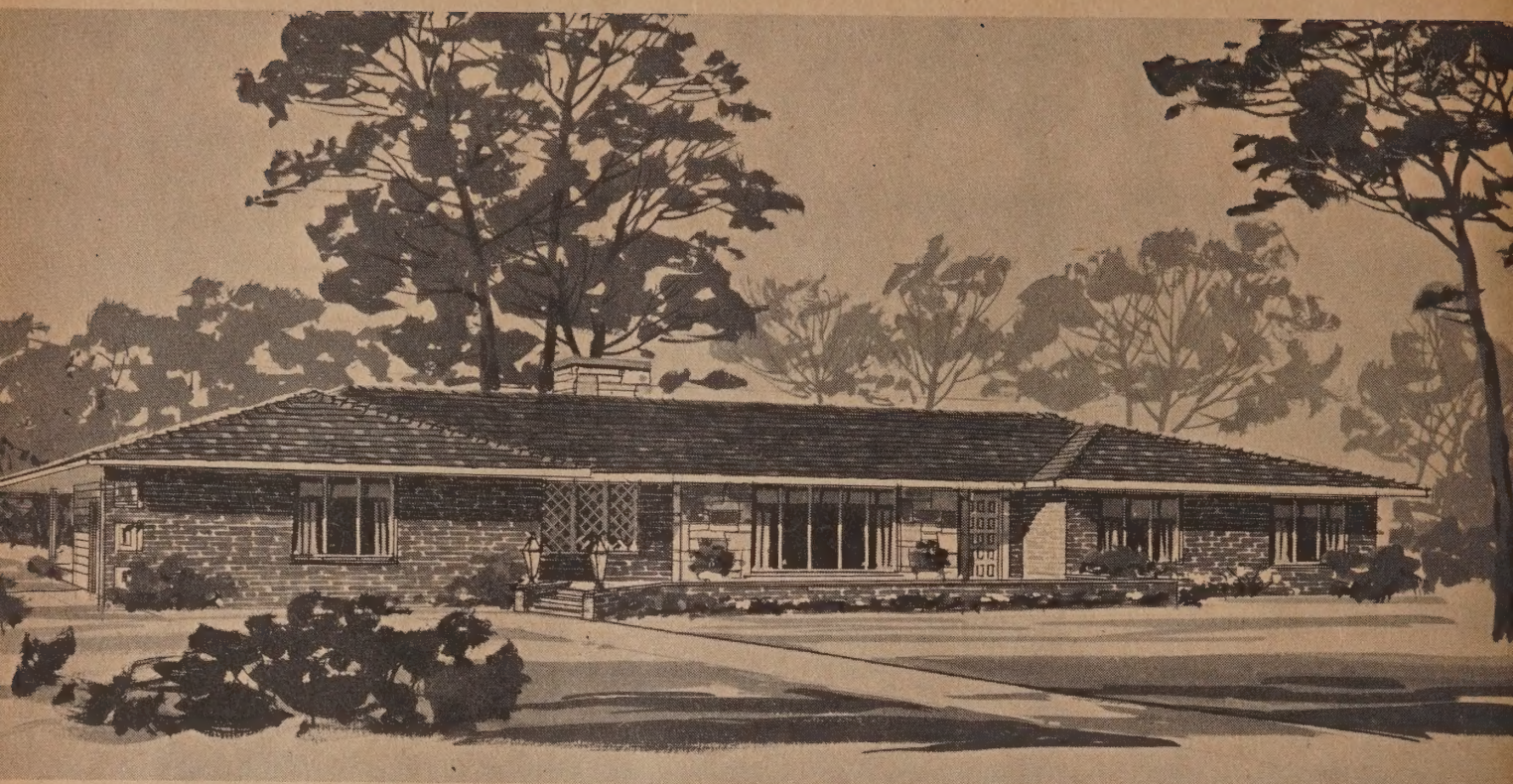
Beautifully Balanced Split-Level

Plan No. B-7307

This attractive home has a floor plan which nicely balances rooms and areas for maximum convenience. The lower level plan has a brightly lighted garage; big enough for two cars, a work bench and two storage closets. Next to the garage there is a teenage recreation room which has a corner fireplace, two large windows and sliding glass doors facing the patio, a bar alcove for adults to use and an adjacent hobby room. There is also a large storage space at one end of the room, to help in keeping clutter to a minimum. Opening off this teenage room is a bath with enclosed shower, a laundry room and basement heater room and another room designed to be used as a bedroom or den. Since the lower level contains all of the informal and work rooms, the main level can be devoted to rooms of major importance. A mid-level foyer entrance has a coat closet, stairs to the lower level and a curving stairway with a balcony at the main level. At the front of the house there is a well-designed kitchen with a snack bar divider facing an informal dining area. The kitchen has room for a built-in oven and counter top range, a broom closet and plenty of cupboard and counter space. There is also an outside door to the deck. At the rear of the house, convenient yet private, there is a spacious living and dining area which has three big windows and glass doors leading to the deck. A low rail on either side forms a partial divider between the two rooms so you may decorate and use them in a manner which suits you best. Between the

balcony hall and the bedroom area there is a linen closet and a combination powder room and bath. The master bedroom has a private bath, a dressing alcove with a closet and a built-in vanity, a walk-in closet and cross-ventilation. All three family bedrooms have ample closet, window and floor space. The clapboard exterior features a pillared portico and a handsome doorway balanced by matching wings and shuttered windows.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Easy Living For A Large Family

Plan No. B-8535

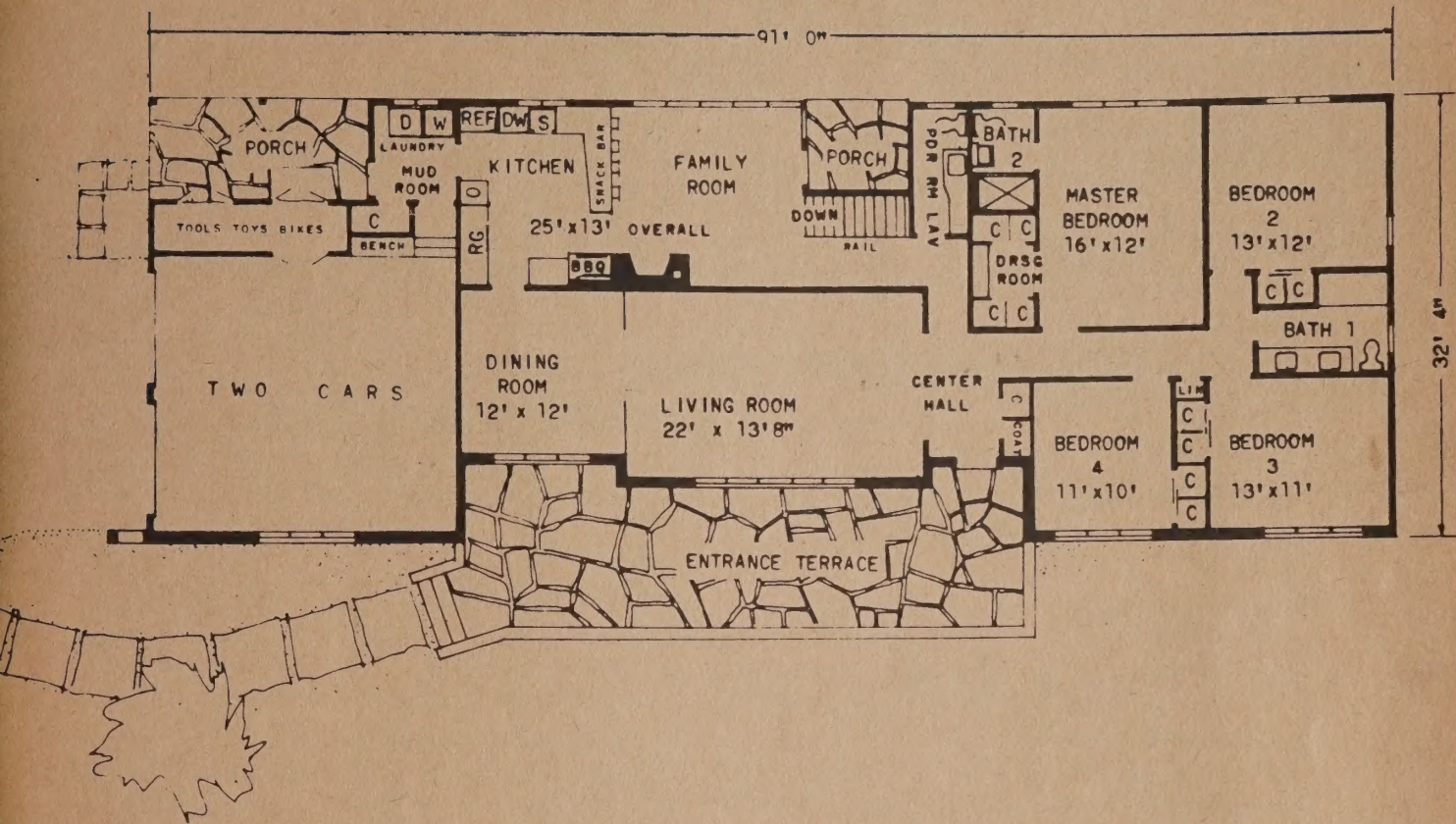
The convenience of a ranch house is undeniable, but this plan includes many extras to make living even easier for a large family. To begin with, there are four spacious bedrooms and two baths in the privacy of the bedroom wing. The two at the front have long triple windows and double closets with space-saving bi-fold doors. The third family bedroom has the same closet arrangement and cross-ventilation as well. The master bedroom includes three windows, a dressing room with four closets and a built-in vanity and a private bath with enclosed shower. Opening from the hall is a linen closet and a family bath with double vanity sink. Note that this wing is in a quiet yet accessible location. The same virtues also apply to the rooms which have been designed for formal entertaining. The dining room and the living room are completely separate, yet just a step from the kitchen and the center hall. Diamond-paned windows add interest to the dining room, while the living room has five beautiful windows at the front. Both rooms have a great deal of unbroken wall space and good proportions, so they will

adapt well to a variety of comfortable furniture arrangements. Directly off the center hall are two closets for coats—one for guests and the other for family. A very handy powder room lavatory is located at the rear of this hall. The wide flagstone entrance terrace which leads to the front door has two counterparts at the rear of the house. One secluded porch opens from the family room, close by the basement stairs, and will make an ideal safe play area for small children or a nice warm weather dining spot. The second porch is also secluded and perfect for relaxing. This porch has access to a large storage room as does the attached two-car garage. Between this porch and the kitchen there is an all-purpose mud room with a laundry area and a storage closet. The working part of the kitchen includes room for every modern appliance, a barbeque center and a snack bar divider on the family room side. This room has a fireplace for winter cheer and a window-wall corner for pleasure all through the year. A combination of stone and clapboard has been used to give the exterior a stately simplicity.

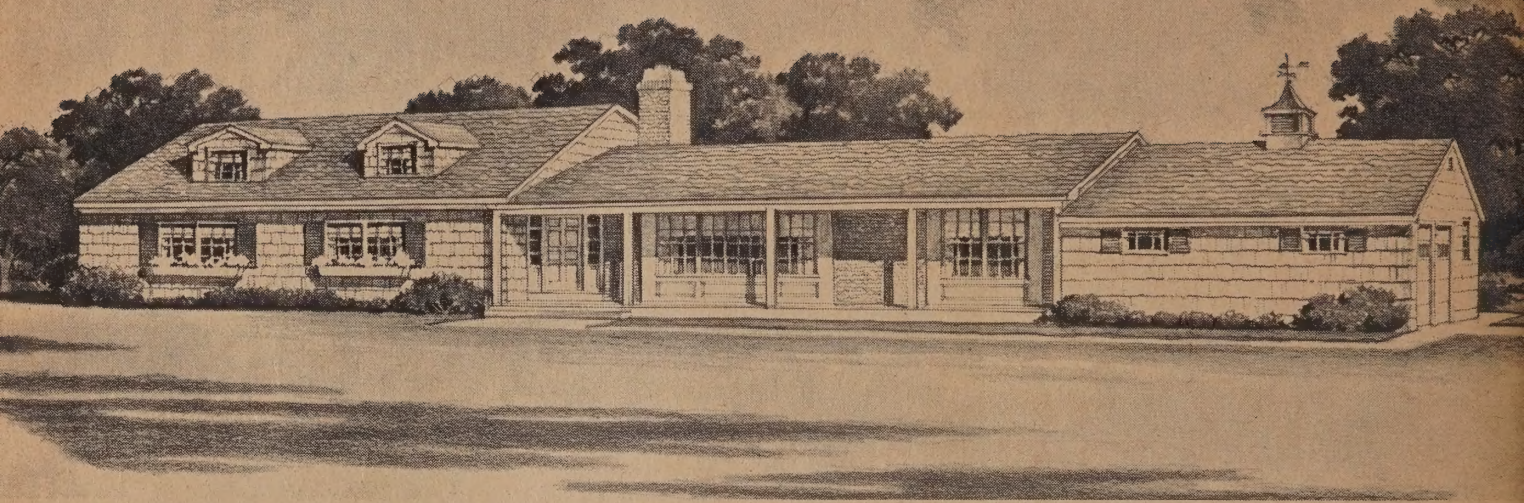
Overall Dimensions: 91' x 32'4".

Square Feet: 1,880.

Architect: Lester Cohen.



The family room showing the fireplace and adjacent barbeque.



HOUSE PLANS, 48 W. 48, N. Y. 10036

The Choice Is Yours

Plan No. B-8536

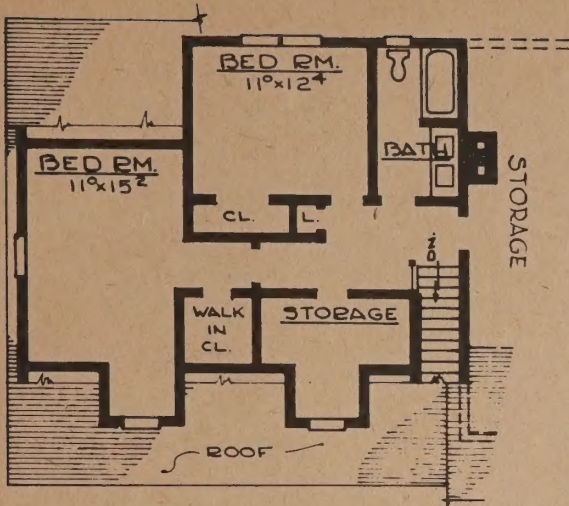
This two-story home has a rambling appearance which makes for a most pleasing exterior. Wood shakes are used for the major portion with brick at the loggia end for contrast. The windows all have a friendly, welcoming look to them and the sheltered front door is most attractive, too. From the foyer every part of the house is quite easily accessible — the daytime and entertaining areas are off to the right and the sleeping areas are off to the left. Designed and located exclusively for formal entertaining, the living room also has an open beam cathedral ceiling. Both living room and dining room have wide windows overlooking the loggia. The family room, of course, is going to be used as in informal central gathering place; since it has a fireplace and sliding glass doors opening to the rear it will prove to be a comfortable room to use all through the year. The dinette has a pantry closet and a bay window, with a serving bar on the kitchen side and this will be another room

the whole family will enjoy. Every bit of the kitchen is utilized to create an easy workroom where no steps or time are wasted. Close by there's a laundry room, with a rear entrance, storage closet and door to the garage. Note that at the rear of the garage there is a very large and convenient storage area. A choice of plans is offered for the sleeping area on the first floor. The basic plan includes two family bedrooms at the front, each with ample window and closet space, three hall closets and a family bath with a double vanity sink. In this plan, the master bedroom has three windows, a walk-in closet and a private bath with enclosed shower. In the alternate plan, also on the blueprints, one bedroom is eliminated and the space is used to enlarge the master bedroom and give it a fully equipped dressing room at one end. There are two big storage areas on the second floor and, if you wish, two big bedrooms, three closets and a third bath.

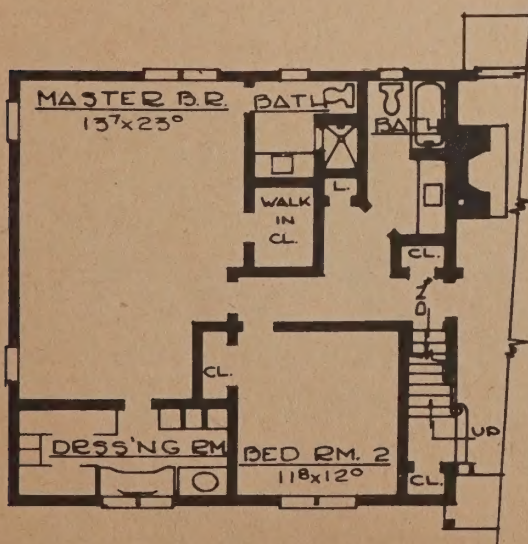
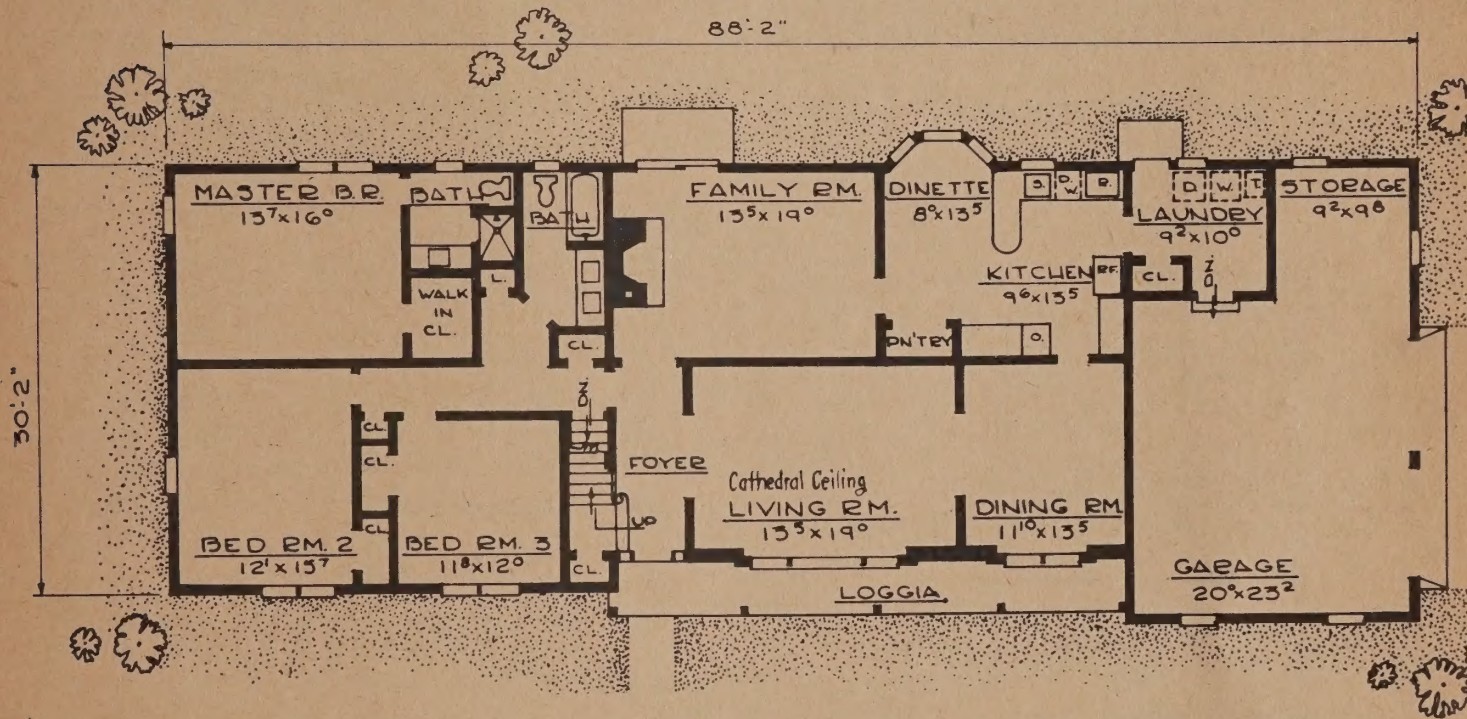
Overall Dimensions: 88'2" x 30'2".

Square Feet: 1,975 first floor.

Architect: Fenick A. Vogel.



SECOND FLOOR



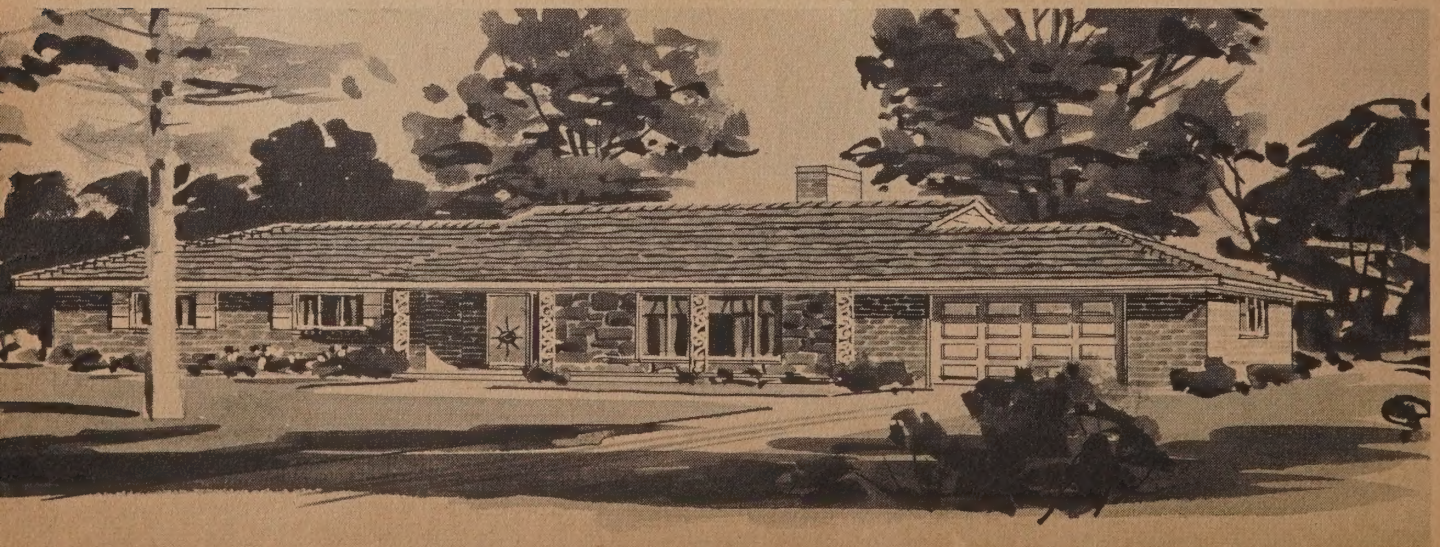
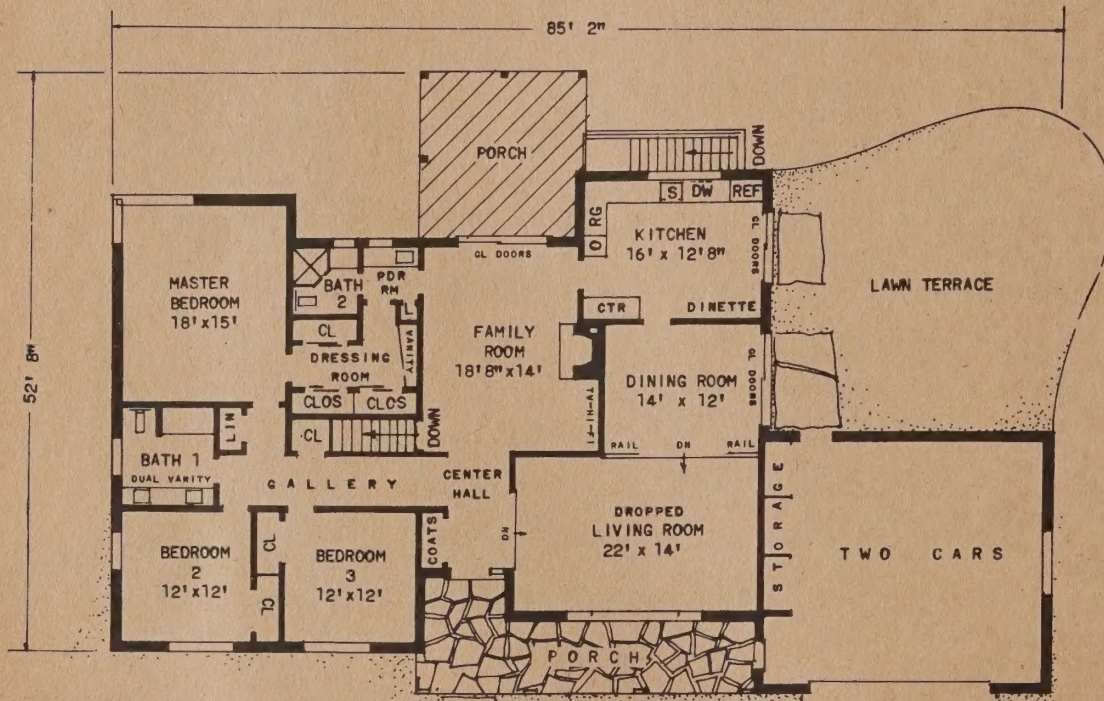
Alternate Master Bedroom plans on blueprints

Handsome House

Plan No. B-2308

From the contemporary charm of the front porch to the cozy comfort of the back porch, this house has an outstanding floor plan. The flagstoned front porch has a recessed entry that leads into a center hall where there is a handy coat closet. All three bedrooms, the family bath, a linen closet and a storage closet open off the gallery hall. Bedroom 3 has a large front window and a large closet, and bedroom 2 has two large windows and a large closet. There are also two big windows in the corner of the master bedroom, also a dressing room with built-in vanity and three sliding door closets and a private bath with enclosed shower. This private bath also includes a powder room with vanity sink and linen closet that opens on the family room, and so may be conveniently used by guests or family. The family bath has a full tub and a dual vanity sink which makes it doubly useful. The large picture window which overlooks the front porch is in the living room; this room has been dropped one step below the level of

the center hall and dining room and since it is in a secluded corner and easy to keep free of through traffic it can always be fresh and pretty when company comes. Decorative railings separate this room from the secluded dining room where large sliding glass doors offer a lovely view of the lawn terrace. The heart of the house, and probably the room which will see the most use, is the family room. It has a fireplace, a T.V. and Hi-Fi corner and stairs down to the basement. At the rear there are sliding glass doors which open on an enclosed porch. Another set of glass doors open on the lawn terrace from the kitchen, giving extra charm to a room that has been carefully planned for meal time convenience. Other features include an attached two car garage with extra storage space, an outside entry to the full basement, laundry and lavatory facilities in the basement and room for a future playroom. All of this, plus an exterior that will be a standout in any neighborhood, adds up to a very handsome house, indeed.



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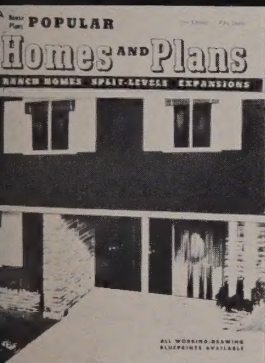
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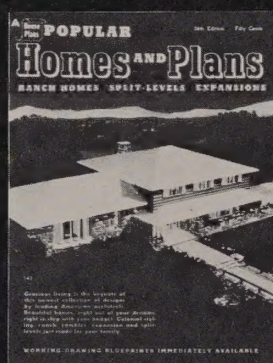
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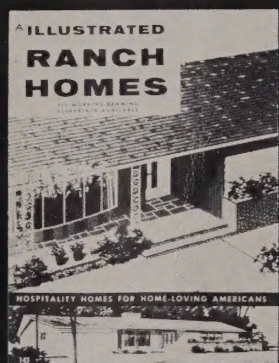
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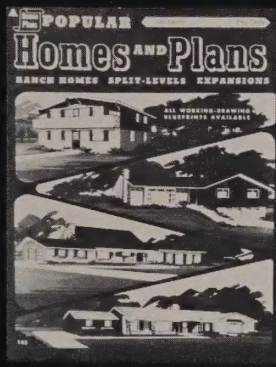
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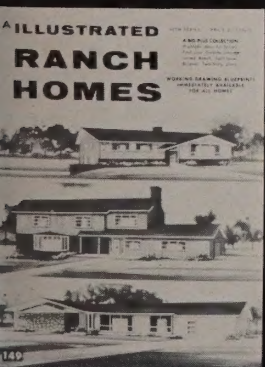
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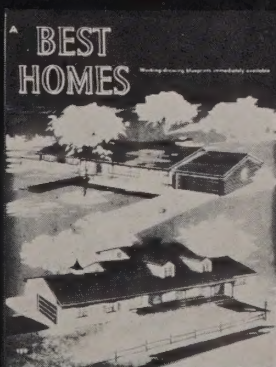
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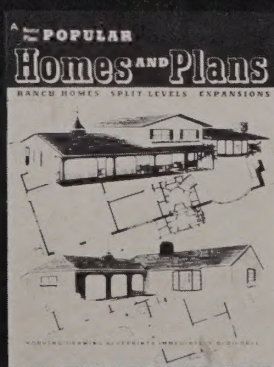
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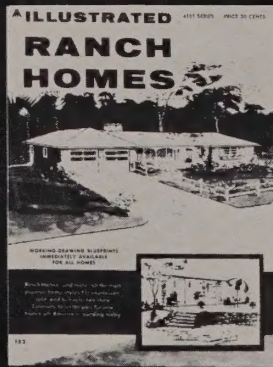
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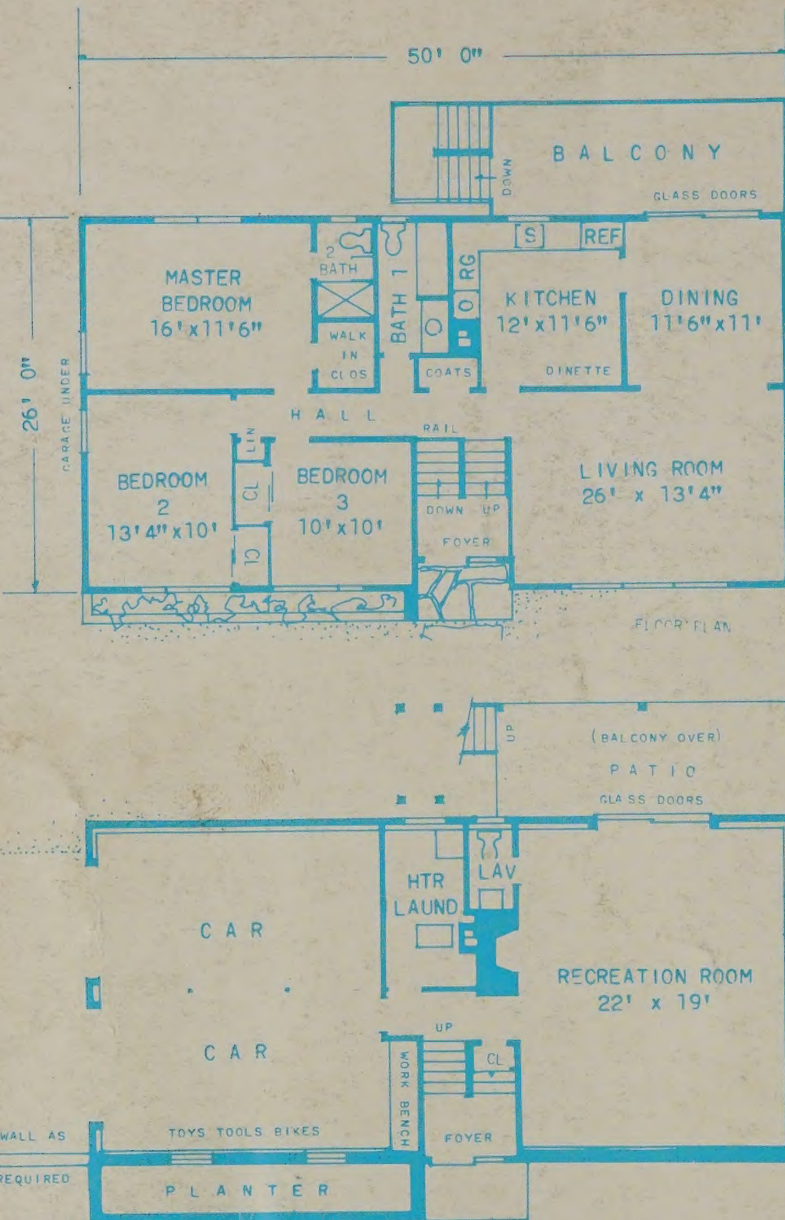
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Modern Concept Bi-Level

Plan No. B-5524



The clean, contemporary lines of the exterior, in the styling so well-loved in California and other forward-looking states, distinguish this practical bi-level. It's got every contemporary convenience plus the major one of economical construction and maintenance. On the lower level, the two-car garage makes room for storage too. The heater room offers a convenient laundry area. Off to the right, well away from any utilitarian functions is the recreation room, as big as many living rooms, and with a wonderful fireplace, sliding glass wall to a covered patio (the first level balcony provides the cover) and the kind of space that every family with growing children needs more than ever today. Up the steps from the middle entry foyer is the full scale, no-steps-to-climb living level. Here you have six very handsome rooms. The living room enjoys extra dimensions because of the open foyer area. The dining room behind it functions as a room on its own, but what wonderful combined space the two rooms offer. Out of doors there is the balcony with bi-level steps down to the lower patio, a wonderful addition to summer living. The kitchen has that heart-of-the-house look. Wide work areas are shaped in L-counters and the corner dinette is a bonus of good planning. Back-to-back plumbing installation still means economy and the bathrooms here are back to back (and over the plumbing line of the lower level, too). A lavatory alcove with built-in vanity is a feature of the hall bathroom, while the master bedroom enjoys its own stall-shower bathroom adjacent to the closet room. Note the wonderful windows in the two front bedrooms and the closet wall—all intended to make the youngsters feel at home.

Overall Dimensions: 50' x 26'.

Square Feet: 1,215.

Architect: Lester Cohen.

